TUTE OF GOVERNMENTAL STUDIES LIBRARY JUL 1 2 1991 UNIVERSITY OF CALIFORNIA NORTH EAST ANGELES PLANS Part Of The General Plan Of The City Of Los Ang



TOM BRADLEY, mayor

CITY COUNCIL

John Ferraro, president

Richard Alatorre

Ernani Bernardi

Hal Bernson

Marvin Braude

Robert Farrell

Joan Milke Flores

Ruth Galanter

Nate Holden

Gilbert W. Lindsay

Gloria Molina

Joy Picus

Joel Wachs

Michael Woo

Zev Yaroslavsky

James Kenneth Hahn, city attorney Rick Tuttle, controller

CITY PLANNING COMMISSION

William G. Luddy, president
Theodore Stein, Jr. vice president
William R. Christopher
Suzette Neiman

Fernando Torres-Gil

DEPARTMENT OF CITY PLANNING

Melanie S. Fallon, Director of Planning Franklin P. Eberhard, Acting Deputy Director, Project Planning

PROJECT STAFF

Robert Sutton, Principal City Planner
Daniel Green, Senior City Planner
Frank Parrello, City Planner, Project Manager
Steven Ciccarelli, City Planning Associate, Project Coordinator

GEOGRAPHIC INFORMATION SYSTEM

John Sepulveda, GIS Supervisor II John Butcher, GIS Supervisor II Fae Tsukamoto, GIS Supervisor I Carmen N. Miraflor, GIS Supervisor I Oscar Barrera, GIS Specialist David Terukina, GIS Specialist

GRAPHIC DESIGN SECTION

Mort Meyerson, Planning Graphic Supervisor III



Los Angeles City Planning Department

Room 561 City Hall



wested

April 1, 1991

TO:

All Staff and Interested Parties

FROM:

Melanie S. Fallon, Director of Planning

SUBJECT:

AMENDMENT TO ALL COMMUNITY/DISTRICT PLA

Effective March 27, 1991, all Community/District Plans were amended under Council File No. 90-1422 and CPC Case No. 90-0526 GPA to add the following text statement as a footnote to the "Land Use" heading in the plan legend:

Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (L A M C) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, plan footnotes or other Plan map or text notations.

Zones established in the L A M C subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate.

It is the intent of the Plan, that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.

This amendment will be incorporated in the next update and publication of each Community/District Plan.

MF:DG:esr

The transfer of the second sec The sale man't incomplete and not appropriate to the first term and to the

CITY OF GLENDALE



CENTRAL CITY NORTH
COMMUNITY

BOYLE

PLAN LAND USE • Northeast Los Ang

Department of City Planning, Los Angeles, Ca., Melanie S. Fallon, Director

NORTHEAST LOS ANGELES DISTRICT PLAN



TABLE OF CONTENTS

Plan Amendments Date Log

A. Community Plan

- 1. Generalized Land Use Map
- 2. Generalized Circulation Map
- 3. Text*
- 4. Plan Maps

B. Colorado Boulevard Specific Plan

- 1. Summary of Provisions
- 2. Subject Index
- 3. Annotated Table of Contents
- 4. Specific Plan Ordinance
- 5. Administrative Responsibilities

C. Mount Washington/Glassell Park Specific Plan

- 1. Summary of Provisions
- 2. Subject Index
- 3. Annotated Table of Contents
- 4. Specific Plan Ordinance
- 5. Administrative Responsibilities
- * This document is a reformat of the District Plan as it formerly appeared in the broadside format. The Maps reflect the broadside subsequently amended by the General Plan Consistency Program (AB 283), Periodic Plan Review and any other amendments. The text is essentially the same as the originally adopted Plan.





Los Angeles City Planning Department

Room 561 City Hall



July 23, 1992

TO:

All Staff and Interested Parties

FROM:

John J. Sepulveda, GIS Supervisor II John & Sepulveda

SUBJECT: COMMUNITY PLAN UPDATE

ERRATUM

Attached for your information is a black and white update for Northeast Los Angeles Plan/Map 153P213, which should depict Medium density residential as shown in the shaded area on the attached map.

This change will be incorporated in the next update and Publication of the Northeast Los Angeles Plan Booklet.

cc: Con Howe

Bob Sutton

Lynn Schwickerath Marc Woersching

Digitized by the Internet Archive in 2024 with funding from State of California and California State Library



NORTHEAST LOS ANGELES PLANS

Adopted by City Council July 8, 1979 C.F. 75-2440

Date	Amendment	Council File
June 2, 1986	City Boundary Adjustment	86-0329
Sept. 2, 1987	Periodic Plan Review, Window 2, Item 6, Eagle Rock Blvd.	87-0514 S6
Dec. 9, 1987	Periodic Plan Review, Window 6, Item 2, W. Colorado Blvd.	87-1600 S2
July 13, 1988	Periodic Plan Review, Window 10, Item 1, Monterey Road	88-0749 S1
July 13, 1988	Periodic Plan Review, Window 10, Item 2, Verdugo Road	88-0749 S2
Nov. 9, 1988	Periodic Plan Review, Window 14, Item 2, Broadway	88-1759 S2
Jan. 11, 1989	AB 283 Industrial/Residential	88-0519
Sept. 25, 1989	Periodic Plan Review, Window 18, Item 5, Huntington Drive South	89-0441 S5
Oct. 13, 1989	Mobilehome Footnote	89-0019
Dec. 8, 1989	AB 283 General Plan/Zoning Consistency, Part I	88-0316
Feb. 13, 1990	Periodic Plan Review, Window 18, Item 7, Ave. 33	89-0441 S1
Aug. 31, 1990	AB 283 General Plan/Zoning Consistency, Part II	88-0316
Sept. 18, 1990	Periodic Plan Review, Window 26, Item 6, Barrett Road	90-1252 S6
May 1, 1992	AB 283 Open Space	92-0163
June 23, 1992	Colorado Boulevard Specific Plan	91-0687
May 10, 1993	Mount Washington/Glassell Park Specific Plan	87-1019
Oct. 5, 1993	Periodic Plan Review, Window 30, Item 4, Murchison Street	93-1144



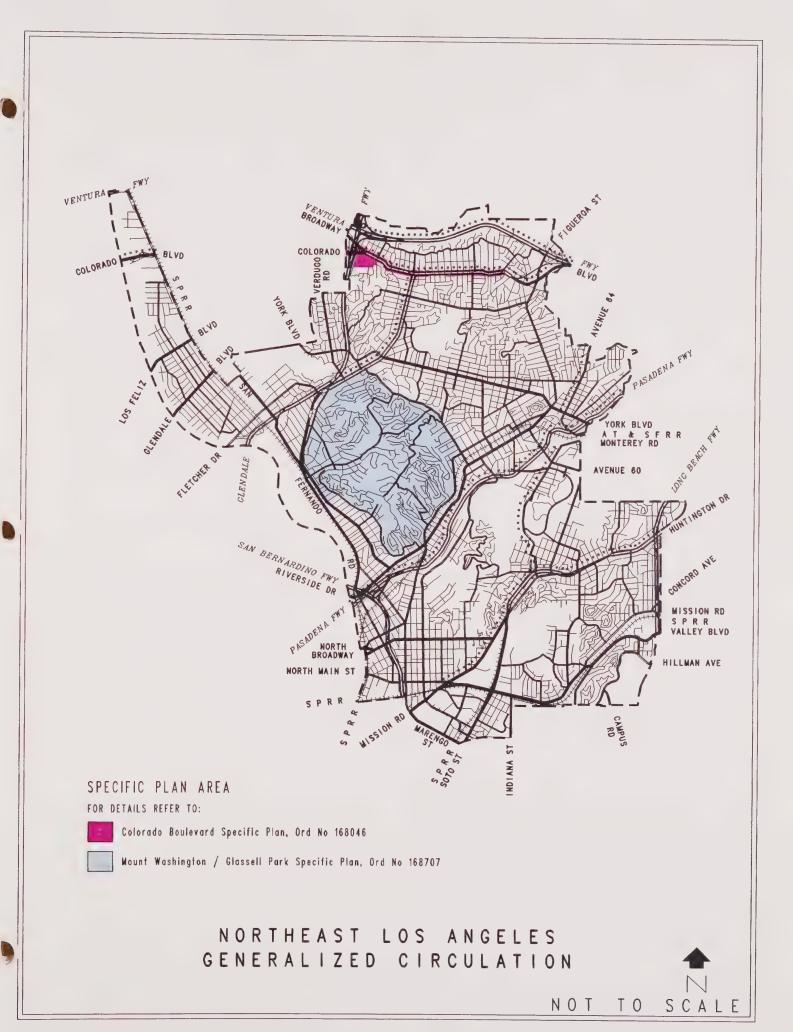




NOT TO SCALE

NORTHEAST LOS ANGELES GENERALIZED LAND USE







PURPOSES

USE OF THE PLAN

The purpose of the Northeast Los Angeles District Plan is to provide an official guide to the future of the District for the use of the City Council, the Mayor and the City Planning Commission; other concerned governmental agencies, residents, property owners and businessmen of the District; and private organizations concerned with planning and civic betterment. For the Council, the Mayor and the Planning Commission, the Plan provides a reference to be used in connection with their actions on various city matters as required by law.

The Plan is intended to outline an arrangement of land use, circulation and services which would encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live and work in the District, within the larger framework of the City; guide the future of the District to meet existing and anticipated needs and conditions; contribute to a healthful and pleasant environment; balance growth and stability; reflect economic potentials and limitations; and protect investment to the extent reasonable and feasible.

This Plan proposes approximate locations and dimensions for land use.

The Plan is not an official zone map and while it is a guide it does not imply any implicit right to a particular zone or to the land uses permitted therein. Changes of zone are considered under a specific procedure established under the Los Angeles City Charter and the Los Angeles Municipal Code, subject to various requirements set forth therein. Inasmuch as the Plan shows land uses projected as much as 20 years into the future, it designates conditionally more land in some areas for different zones and land uses than may be desirable for many years.

This Plan is subject to periodic review and amendment to reflect changes in circumstances.

The following population statistics are pertinent to the Northeast District:

Existing (1970 Census) Population: 183,852 1979 Zoning Capacity: 462,000 Plan (1990) Population Projection: 225,000 Plan Residential Capacity: 269,400

The population figures are the official estimates based on the 1970 Census plus the Census undercount. They do not include a 1976 estimate of undocumented aliens which may range as high as 100,000 for the District based on extrapolation of data from the Immigration and Naturalization Service.

There currently is no agreement among governmental agencies as to the actual number of undocumented aliens; however, there is general agreement that undocumented aliens constitute a significant portion of this District's population and by this fact should be considered. Over the life of the Plan it is anticipated that this number of undocumented aliens will decrease.

OBJECTIVES OF THE PLAN

General

To coordinate the future of the Northeast Los Angeles District with that of other parts of the City and the metropolitan area, and to provide a basis for cooperative action by Los Angeles City, Los Angeles County and other jurisdictions.

To designate lands at appropriate locations for the various private uses and public facilities in the quantities and at densities required to accommodate population and activities projected to the year 1990.

To create an environment with diversity, balanced growth, identity and historical continuity.

To improve the physical environment by proper design and construction of residential, commercial and industrial buildings in order to reduce both crime and the fear of crime.

Housing

To promote and insure the provision of adequate housing for all persons regardless of income, age or ethnic background who choose to reside in the District.

To encourage the preservation and enhancement of the varied and distinctive residential character of the District.

To preserve, maintain and improve existing stable single-family residential neighborhoods and to prevent these neighborhoods from encroachment by incompatible uses.

To utilize the resources and skills of the City to encourage, coordinate, and stimulate the private sector to combine its efforts with those of governmental agencies concerned with housing in order to supply housing for low and moderate income families.

To assure maximum involvement of residents in the initial

planning of housing programs which directly affect them.

In hillside residential areas to:

- a. Minimize grading commensurate with the densities shown on this Plan; and
- Limit land use intensities and population densities to those which can be accommodated by the transportation system, public service facilities, utilities and topography.

Commerce and Industry

To conserve and strengthen viable commercial and industrial development in the District.

To promote economic well-being and public convenience through:

- Allocating and distributing commercial lands for retail, service and office facilities in quantities and patterns based on sound planning principles and standards.
- b. Designating land for industrial development that can be so used without substantial detriment to adjacent uses of other types, and imposing restrictions on the types and intensities of industrial uses as are necessary for this purpose.

To improve employment opportunities by attracting new jobs, by encouraging participation in job training and development programs, and by improving access to jobs.

Public Facilities

To provide a basis for the location and programming of public services and utilities, and to coordinate the phasing of public facilities with existing needs and future changes.

To encourage open space for recreational uses, and to promote the preservation of views, historic sites, natural character and topography of the District for the enjoyment of both local residents and persons throughout the Los Angeles region.

To encourage optimal multi-purpose uses of school facilities for recreational purposes or other community service functions.

To encourage special multi-purpose social service facilities through the use of public and private funds.

Circulation

To make provision for a circulation system coordinated with land uses and densities that can accommodate traffic; and to encourage the expansion and improvement of public transportation service.

POLICIES

The Northeast Los Angeles District Plan has been designed to accommodate the anticipated growth in population and employment of the District to the year 1990. The Plan does not seek to promote nor to hinder growth; rather it accepts the likelihood that growth and change will take place and suggests policies and programs to minimize any adverse effects of such growth and change.

The Plan encourages the preservation of low density single-family residential areas, and the preservation and strengthening of the established community business districts

Much of the Northeast Los Angeles District is hillside and mountainous terrain, and as much of the remaining undeveloped lands as feasible is to be preserved for open space and recreational uses.

LAND USE

Commerce

Standards and Criteria:

The commercial lands (not including associated parking) designated by this Plan to serve suburban residential areas are adequate in quantity to meet the needs of the projected population to the year 1990.

Parking areas shall be located between commercial and residential uses where appropriate to provide a buffer, and shall be separated from residential uses by means of at least a solid wall and/or landscaped setback to minimize noise and preserve adjoining residential neighborhoods as separate and distinct areas.

Features:

The Plan proposes 862 acres of commercial and related parking uses.

Major regional shopping facilities serving Northeast Los Angeles are located in Downtown Los Angeles and in the adjacent cities of Glendale and Pasadena. Eagle Rock Plaza, at the northwest corner of the District, will assume a moderately important regional role.

The Highland Park, Lincoln Heights, and Eagle Rock Community Business Districts will serve as the focal points for shopping, civic and social activities for those communities and surrounding areas. Smaller community business districts are indicated for the shopping areas adjacent to Huntington Drive at Eastern Avenue in El Sereno, along Glendale Boulevard in Atwater, and along York Boulevard in Highland Park.

Community commercial centers should be consolidated and deepened to stimulate existing businesses, create opportunities for new development and off-street parking, expand the variety of goods and services, and improve shopping convenience.

Neighborhood shopping facilities are proposed at convenient distances from all residential locations.

The City encourages the use of private and public resources designed to stimulate commercial rehabilitation and new development.

Housing

Standards and Criteria:

Property in residential zones permitting densities in excess of those designated on the Plan should considered for reclassification to more appropriate zones.

All residential areas adjacent to incompatible uses (e.g. industry, freeways, etc.) should be buffered. New apartment development should be provided with usable open space.

The intensity of land use in the hillside areas, and the density of the population which can be accommodated thereon, shall be limited in accordance with the following criteria:

- The adequacy of the existing and assured street circulation system, both within the area and in peripheral areas;
- The availability of sewers, drainage facilities, fire protection services and facilities, and other public utilites;
- The steepness of the topography and the suitability of the geology for development;
- d. The compatibility of proposed developments with existing adjacent developments.

To the extent feasible, the "cluster concept" and the Residential Planned Development District is the preferred

method to be utilized for new residential development in hillside areas in order to use the natural terrain to best advantage and minimize the amount of grading required. portions in their natural state. Density patterns and building heights indicated on the Plan Map may be adjusted to facilitate cluster developments provided that the total number of dwelling units indicated in any development is not increased.

Features:

The Plan proposes that the low-density residential character of the Northeast Los Angeles District be preserved, and that predominantly single-family residential neighborhoods be protected from encroachment by other types of uses commensurate with other Plan proposals. Within neighborhoods, the Plan recommends that local streets be redesigned to prevent the detrimental effects of through traffic

The Plan encourages the rehabilitation and/or rebuilding of deteriorated single-family areas for the same use. Adequate housing should be made available to all persons regardless of social, economic and ethnic backgrounds.

The proposed residential density categories and their capacities are:

	Dwelling				
	Units Person	ns	% of		% of
Residential	Per Gross Per G	ross Gross	Resid.	Pop.	Pop.
Density	Acre* Acre	Acres	Land	Capacity	Capacity
Minimum	.5+ to 1 0 - 4	560	5%	1,100	1%
Very Low	1+ to 3 4 - 1	2 530	5%	4,300	2%
Low	3+ to 7 12 - 2	0 6,240	60%	99,800	37%
Low Med. I	7+ to 12 20 - 3	0 800	8%	20,100	7%
Low Med. II	12+ to 24 30 - 7	0 1,080	10%	54,000	20%
Medium	24+ to 40 50 - 1	00 1,110	11%	83,500	31%
High Med.	40+ to 60 80 - 1	20 70	1%	7,100	3%

^{*}For informational purposes only Gross Acreage includes streets

Where appropriate (depending on location and condition), rehabilitation of older residential areas shall be encouraged. Older single-family areas, in which existing dwellings are not suitable for rehabilitation, shall be redeveloped with Low or Low-medium density housing types including townhouses.

The enlargement of nonconforming, incompatible commercial and industrial uses within residentially zoned neighborhoods shall be prohibited and action shall be taken toward their elimination on a scheduled basis. Compatible uses that are a recognized part of the neighborhood, although

nonconforming, (e.g. "Mom and Pop" neighborhood stores) shall be permitted.

Developments which would provide more usable open space, better pedestrian access and circulation, adequate parking for both residents and guests, and privacy for individual dwelling units shall be encouraged.

In order to provide adequate sites for housing, the following policies are proposed:

- In areas which the Plan identifies as stable single-family residential areas for preservation, requests for rezoning for more intensive use is discouraged and should be granted only in special circumstances.
- 2. Geological hazards shall be an important consideration in determining the location of housing.

In order to provide adequate housing for persons of all economic levels in the District, the following policies are proposed:

- The expanded use of governmental assistance programs should be encouraged to provide housing for low and moderate income families.
- Feasible strategies shall be encouraged and implemented that will aid in increasing household income, decreasing housing expenditures, cutting transportation costs, and reducing other costs which affect ability to pay for adequate housing.
- Methods should be utilized to stimulate the construction of apartments better suited for a variety of different life styles.
- The use of new and alternate materials and methods of construction which are found to be adequate is encouraged.
- The imaginative application of design principles to industrialized housing for on and off-site amenities, orientation, landscaping, and open space shall be encouraged.

The Plan further proposes utilization of techniques which will decrease the effective cost of land per dwelling unit. These may include the following, or other, methods as well as combinations of methods:

This, however, shall not preclude development by conventional subdivision. The cluster concept is defined as the grouping of residential structures on the more level parts of the terrain while retaining the steeper

1. Clustering of housing, under the concept of residen-

tial planned development, at overall low densities.

- Public assemblage of land, possibly with the aid of Federal loans, for the subsequent construction of housing by private means. The City should require that housing development via this method contain a percentage of housing for low and moderate income families.
- 3. Construction of townhouses.

Industry

Standards and Criteria:

Industrial lands are located on a Citywide basis without regard to the boundaries of individual communities or districts, under the general principle that industrial supply and market linkages are regional in scope. On-street parking should be prohibited in industrial areas. Off-street parking areas shall be located at the peripheries of industrial sites to serve as buffers, and shall be separated from adjacent private and public uses by at least a wall and/or landscaped setback.

Features:

The Plan proposes 1,603 acres of land for industrial uses.

Proposed industrial lands are intended to provide employment for residents of both the Northeast District and adjacent communities. The Plan proposes four types of industrial uses. Approximately 249 acres are designated for commercial manufacturing uses, 576 acres for limited industry, 177 acres for light industry and 601 acres for heavy industry.

The City encourages the use of private and public resources designed to stimulate industrial rehabilitation, intensification and new developments. The improvement of all industrial uses relative to air pollution and noise controls, buffers and landscaping as well as other environmental protection measures is recommended.

CIRCULATION:

Highways

Standards and Criteria:

Highways and Local Streets shown on this Plan shall be developed in accordance with standards and criteria contained in the Highways and Freeways Element of the General Plan and the City's Standard Street Dimensions, except where environmental issues and planning practices warrant alternate standards consistent with capacity requirements.

The full residential, commercial and industrial densities and intensities proposed by the Plan are predicated upon the eventual development of the appropriate transportation facilities.

No increase in density shall be effected by zone change or subdivision unless it is determined that the transportation facilities serving, and in the area of, the property involved can accommodate the traffic generated.

Features:

The Plan incorporates the Highways and Freeways Element of the Los Angeles General Plan with several proposed amendments. Collector Streets are shown in this Plan to assist traffic flow toward Major and Secondary Highways.

Public Transportation

Within the lifetime of the Plan, the private automobile is anticipated to remain a principal means of transportation for most of the District. Bus service will be the basic public transportation system serving the District. The Plan encourages the continuous modernization and expansion of bus service operations.

Although not anticipated by 1990, the Plan proposes that the existing Santa Fe rail line from Downtown Los Angeles to Pasadena be considered as a future right-of-way for a rapid transit system with stops in Lincoln Heights and Highland Park Centers.

Bikeways

The Plan designates several bicycle routes. Some of these are connected with bicycle routes in other areas of the City in order to provide a network of bicycle paths with the purpose of promoting optional use of this mode of recreation and transportation.

Routes shown on the Northeast District Plan are in general agreement with the Bicycle Plan, a part of the Circulation Element of the General Plan. Locations shown on both Plans represent corridors considered to be several hundred feet wide. Exact locations of routes within each corridor will be made at the time specific engineering design and funding become available.

SERVICE SYSTEMS

Standards and Criteria:

The public facilities shown on this Plan are to be developed in substantial conformance with the standards for need, site area, design, and general location expressed in

the Service System Element of the General Plan. (See individual facility plans for specific standards). Such development shall be sequenced and timed to provide a workable, efficient and adequate balance between land use and service facilities.

The full residential, commercial and industrial densities and intensities proposed by the Plan are predicated upon substantial conformance with the standards contained in the General Plan. No increase in density should be effected by zone change or subdivision unless it is determined that such facilities, existing or assured can accommodate the proposed development. In hillside areas, no tentative subdivision map shall be approved until it is reviewed and approved by the Fire Department.

The Plan designates three standard types of parks:

Neighborhood Recreational Sites -

1 acre per 1,000 residents; minimum site size 5 acres; service radius 1 mile:

Community Recreational Sites -

1 acre per 1,000 residents; minimum site size 15 acres; service radius 3 miles;

Regional Recreational Sites -

These facilities provide specialized recreational activities such as golf courses, tennis courts, campgrounds and museums, and generally serve people living throughout the City.

Features:

The Plan recommends the initiation or continued use of school playgrounds as recreational facilities under the Los Angeles City Unified School District's Open Gate Policy. Joint use is proposed as a means to minimize the amount of land acquisition in developed areas.

The facilities and sites of all existing schools, at all levels, should be upgraded and many should be expanded. One additional Elementary School will be needed by 1990 to serve increased student population. Elementary Schools are located so as to best serve residential neighborhoods and to minimize need for children to cross highways.

Regional recreational facilities serving the District are Ernest B. Debs Montecito Hills Regional Park, which is within the District, and Griffith Park and Elysian Park, in adjacent communities. The Plan designates community recreational sites in Lincoln Heights, Mt. Washington and Highland Park.

In the absence of available land, where feasible the intensified use of existing facilities is encouraged.

The expansion of existing facilities sites and the acquisition of new sites should be planned and designed to minimize the displacement of housing and the relocation of residents.

The Plan proposes 5 additional park sites as land and funds become available in the vicinity of: a) Sierra Park School, b) Yorkdale School, c) Aragon School, d) Atwater School, and e) Montecito Drive and Roberta Street.

The Plan proposes utilization of flood control and power line rights-of-way for open space purposes and/or hiking, bicycle and equestrian trails where appropriate. Some open space area could be dedicated to the City as parts of equestrian, hiking and bicycle trails systems. Such trails should be established as parts of the Citywide system. Equestrian trails in the Northeast District should connect equestrian facilities in Griffith Park with the series of parks along the Arroyo Seco and the Ernest B. Debs Montecito Hills Regional Park.

The Plan recognizes the various cultural, educational and medical institutions within the Northeast Los Angeles District. These facilities are periodically evaluated by appropriate government agencies. The Plan proposes the continued coordination of the planning and development of the land use and circulation systems of these facilities to assure their compatibility with the community.

The Plan indicates Cultural and Historical Monuments located within the Northeast District, and supports the continued development of historic, cultural and natural monument sites such as:

Heritage Square - The Plan anticipates continued progress in the relocation and restoration of Victorian-era structures on the site along the Arroyo Seco Channel between Avenue 43 and Pasadena Avenue.

Plaza De La Raza - The Plan supports the development of the Mexican-American Cultural Center within Lincoln Park. The center will provide a performing arts auditorium, classrooms, workshops, a library, children's art center, and a museum of Latin culture and art.

The Eagle Rock - The Plan encourages the continued preservation of the unobstructed view of this unique natural formation.

The Plan proposes that the Los Angeles County-USC Medical Complex be expanded within the general area of Mission Road, Valley Boulevard, Soto Street and the San Bernardino Freeway.

Adjacent Hazard Park, which serves the surrounding residential areas, is to be retained and improved.

The Plan includes the campus of the California State University at Los Angeles.

The Plan anticipates that Occidental College, a private liberal arts college, will remain at its present site with expansion of facilities onto currently owned adjacent property to the east.

The Plan proposes that Department of Water and Power lands around the Ascot and Eagle Rock Reservoirs be retained in public ownership.

The Citywide Fire Protection Plan and the locations of fire stations are continually being evaluated by the Fire Department and updated as fire protection techniques, apparatus, needs, and land use patterns change.

PROGRAMS

These programs establish a framework for guiding the future of the Northeast Los Angeles District, in accordance with the objectives of the Plan. In general, they indicate those public and private actions which should take place during the initial five years following adoption of the Plan. The described actions will require the use of a variety of implementation methods.

I. PUBLIC IMPROVEMENTS

A. CIRCULATION*

To facilitate local traffic circulation, relieve congestion, and provide mobility for all citizens, the following are proposed:

- 1. Continued development of the highway and street system in conformance with existing programs.
- 2. Continued planning of and improvements to the public transportation system for the District.

B. RECREATION, PARKS AND OPEN SPACE*

Expansion and improvement of needed local parks throughout the District should be accelerated, as funds and land become available.

The City should encourage continuing efforts by County, State and Federal agencies to acquire vacant lands for publicly owned open space.

The City should provide facilities for specialized recreational needs within the District, with consideration

given to utilizing existing public lands such as flood control channels, utility easements, Department of Water and Power property, etc. These recreational needs include equestrian facilities, hiking trails, bicycle trails and others.

Specifically, equestrian trails should be provided to link equestrian facilities in the Griffith Park area with the park system along the Arroyo Seco and north into Pasadena. A program of phased right-of-way acquisition should be started, utilizing Federal funds, if available. Maximum use should be made of vacated railroad rights-of-way and the banks of the Arroyo Seco Flood Control Channel.

C. NEIGHBORHOOD IMPROVEMENTS*

The City should be prepared to assist in the elimination of severe problems of blight and/or adjacent incompatible land uses in any neighborhood in which residents initiate a request for such action or for feasibility studies.

The City should inform the public that a special set of building code standards exists that apply only toward the rehabilitation of older dwelling units in the City.

The City should investigate possible amendments to the City Building Code to require better security features in the construction of new buildings.

D. HOUSING FOR LOW-INCOME FAMILIES*

The City should establish programs to facilitate the processing of permits, plan checks, and various City procedures in order to encourage low- and moderate-income housing.

The City should create a revolving "seed money" and operating fund to assist bonafide non-profit corporations to increase their viability and effectiveness.

The City should establish a City-operated land assembly service for new housing construction; possibly utilizing Federal loans, with the requirement that such developments contain a percentage of housing for low- and moderate-income families.

The City should establish a City-operated revolving mortgage loan fund, mortgage insurance program, or an interest-subsidy program to supplement Federal programs.

The City should investigate the legal feasibility and ramifications pertinent to waiving permit fees and sewer connection charges for bona fide, nonprofit low- and moderate-income housing developments in return for a developer/owner's contract agreement to maintain rents at specific levels for particular time periods.

E. OTHER PUBLIC FACILITIES

The development of other public facilities such as fire stations, libraries and schools should be sequenced and timed to provide a balance between land use and public services. Where feasible, new power lines should be placed underground, and the program for the undergrounding of existing lines should be continued and expanded.

F. SOCIAL SERVICE FACILITIES*

The Plan recommends the establishment of multi-purpose social service facilities. Their purpose would be to provide a variety of public, quasi-public and private services including facilities for day care, health care, public social services, employment counseling and referrals, job training, veteran's benefits, legal assistance, senior citizens activities, consumer education and other specialized adult education programs.

G. COMMUNITY REDEVELOPMENT AGENCY

The Plan reflects the Monterey Hills Redevelopment Project as adopted by the City Council. The primary proposed land use is residential and is limited by the Redevelopment Plan to a maximum 1700 dwelling units which may include the following housing types: single-family detached, single-family attached, townhouses and apartments. Land uses designated as alternates include the following; institutional, commercial and hillside preserve. The project is scheduled to be developed in phases, utilizing the residential planned development technique.

II. PRIVATE PARTICIPATION

The Plan endorses, in principle, the community improvement activities of residents' associations, homeowners groups and similar organizations. Such groups can organize to conserve areas for sound housing, to support legislation on all levels which will be beneficial to the environment, to initiate desirable zone changes through petition, and to participate in the planning of their communities.

III. PLANNING LEGISLATION*

Planning provisions of the Municipal Code and other legislation are continually being reviewed and amended. The following studies for amendments are suggested to aid in implementation of the Plan:

A. TOWNHOUSE ZONING: Attached single-family housing, individually owned, which would provide greater economy of land utilization and be suitable for proposed low-medium density residential areas.*

- B. DESIGN: Requirement that all new and rebuilt public and private facilities observe improved site design standards.*
- C. SIGNS: Improvement of controls on billboard and commercial signs.*
- D. BUFFER STRIP ZONING: Separation of incompatible uses (particularly residential from industrial and freeways) by some form of buffering, preferably of a type which could also serve for recreational, parking, or other purposes.*
- E. INDUSTRIAL PARK: Special regulations and requirements for industrial developments, including requirements for landscaped setbacks.*
- F. ANNEXATIONS: Straightening the City boundary and annexing unincorporated fringe areas which could most appropriately be planned and developed as a part of the City.*
- G. GRADING: Possible amendments of the Zoning and/or Building Codes to limit the quantity of cut and fill grading in hillside and mountainous areas.
- H. OPEN SPACE TAX RELIEF: Inclusion in the City's Annual Legislative Program (submitted to the State Legislature) of a proposal for tax relief for privately owned lands proposed for conservation and open space uses.*
- HIGHWAY-ORIENTED COMMERCIAL ZONING: A new zone which insures off-street parking facilities and/or drive-through capabilities for commercial activities on major and secondary highways.
- J. INCENTIVE ZONING: Bonuses for private developers who provide various desired amenities within a development which would surpass minimum requirements.*
- K. PROPERTY IMPROVEMENT TAX RELIEF: Support by the City for legislation which would provide incentives to property owners making improvements on their properties.*
- L. RAILROAD BEAUTIFICATION: Support by the City for State legislation requiring railroads to landscape their properties through residential areas.*
- M. RESIDENTIAL TAX RELIEF: Support by the City for State legislation which would require counties to assess single-family homes on the basis of single-family use, rather than on the basis of existing zones, if the adopted plan for the area designates them as stable single-family areas.*

IV. ZONING ACTIONS

Zoning is the primary legal tool by which the development of private property can be directed toward the implementation of the Plan. Three distinct situations are involved:

- The City may initiate redesignation to zones in conformance to the Plan.
- B. Property owners, under the procedures established by the Los Angeles City Charter and the Los Angeles Municipal Code, may apply for a change of zone.
- C. Community organizations, or groups of residents within a specific area, may petition the City Council to initiate redesignations to zones in conformance with the Plan.

If the objectives of the Northeast District Plan are to be achieved, all zone redesignations should occur as early in the life of the Plan as is feasible. However, adoption of this Plan does not in itself change any zones. Initial zone redesignations should include proposed changes from medium and high-medium residential categories to low and low-medium densities. These changes are necessary to preserve the low density quality and character of the Northeast District and to establish a minimum framework for guiding development in a manner consistent with the overall objectives of the Plan.

Commercial redesignations in the marginal commercial strip areas may not be necessary immediately. Such changes should be undertaken only after careful and complete discussions and consultations with the people of the communities affected.

V. SPECIFIC PLAN - CULTURAL AND HISTORICAL LANDMARKS

The City should, when authorized by the City Council, consider the establishment of a regional Cultural Park through municipal or Federal funding. This facility should include and connect Heritage Square, the Lummis Home, Casa de Adobe, Sycamore Grove Park, the Southwest Museum and the Native Sons of the Golden West Museum.

VI. FUTURE STUDIES

A. BRANCH CITY ADMINISTRATIVE FACILITY

The feasibility of a branch admininstrative facility in the Highland Park area should be explored. The desirability of combining various public facilities to provide increased service to the public should be studied.

B. OPEN SPACE

The City should explore: 1) the feasibility of obtaining Federal funds through the Open Space Land Program to assist the City in the public acquisition and maintenance of areas in the Northeast District for open space; 2) the possibility of utilizing Federal funds to acquire a scenic easement along the crest of the San Rafael Hills in Eagle Rock, above the Ventura Freeway; 3) the feasibility of acquiring other desirable view sites.

C. DENSITY/ZONING IMPLEMENTATION

Some of the residential land use densities recommended by The Plan are not suitable for implementation within the District because of the existing subdivision pattern and lot sizes. A study should be undertaken to determine how the density categories shown by the Plan, particularly the Low-Medium I and II densities, can be implemented.

VII. OTHER-AGENCY PROGRAMS

A. SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT

Increased and continuing efforts by the Southern California Rapid Transit District should be undertaken to improve the efficiency of service to Northeast Los Angeles residents.

Such efforts should include: 1) further studies of the feasibility of extending rapid transit to the District, including a restricted-access rail transit line to run from Central Los Angeles, through Lincoln Heights and Highland Park, to Pasadena; 2) improvement of internal transportation among communities of the District; and 3) extension of bus service to presently neglected areas, particularly Eastern Avenue in El Sereno and Division Street in Glassell Park.

It is further recommended that the Southern California Rapid Transit District consider providing a cost efficient, demand/response or fixed route mini-bus service to hillside communities or areas having a high concentration of elderly or transit dependent residents.

B. COMMUNITY DEVELOPMENT DEPARTMENT

In order to maintain its ongoing program of social services, the Plan suggests the following short-range programs:

 Initiate new job training programs within the District in conjunction with other agencies, private and public, which provide on-the-job training and classroom instruction for various jobs in the Los Angeles region, giving particular attention to the growing job market in the Central City.

Establish a system of child day-care centers where the need within the District is indicated.

VIII. JOINT AGENCY PROGRAMS

A. JOINT USE OF SCHOOL SITES

The programs of the Los Angeles Unified School District and the Department of Recreation and Parks should be coordinated to expand and improve school recreation areas to serve as neighborhoood recreational sites.

B. VOCATIONAL AND ADULT EDUCATION PROGRAMS

The Community Development Department should work actively with the School District to develop relevant vocational and adult educational programs that will prepare residents for full employment.

C. JOINT AGENCY CIRCULATION STUDY

The Plan proposes a joint circulation study to be undertaken by the City Planning Department, Department of Transportation, and the Bureau of Engineering to assess the need for an east-west connector generally located between Figueroa Street and Monterey Road from Avenue 60 on the north to North Broadway on the south. If destination studies reveal that additional circulation routes are required, a feasibility study should be undertaken to determine the type and the optimal location of the required street.

D. INDUSTRIAL CIRCULATION

The City should initiate a joint study with the State of California Department of Transportation to investigate the feasibility of providing on and off ramps to the Golden State Freeway at Main Street to provide the needed accessibility to the adjacent industrial area.

NOTES:

*These proposals reflect the mutual concern of the members of the community and the City Council. Their importance, and the meaningful impact they might have on the quality of life in the district, should not be underemphasized. They have been referred to the appropriate Council Committees to consider the following criteria:

- 1. Definition of problem (including need)
- 2. Alternative solutions (including costs and methods of implementation)

Any future implementation of these proposals will be based in part on the Committee's research and recommendation and the City Council's action.



NORTHEAST LOS ANGELES INDEX MAP



NOT TO SCALE 12/89

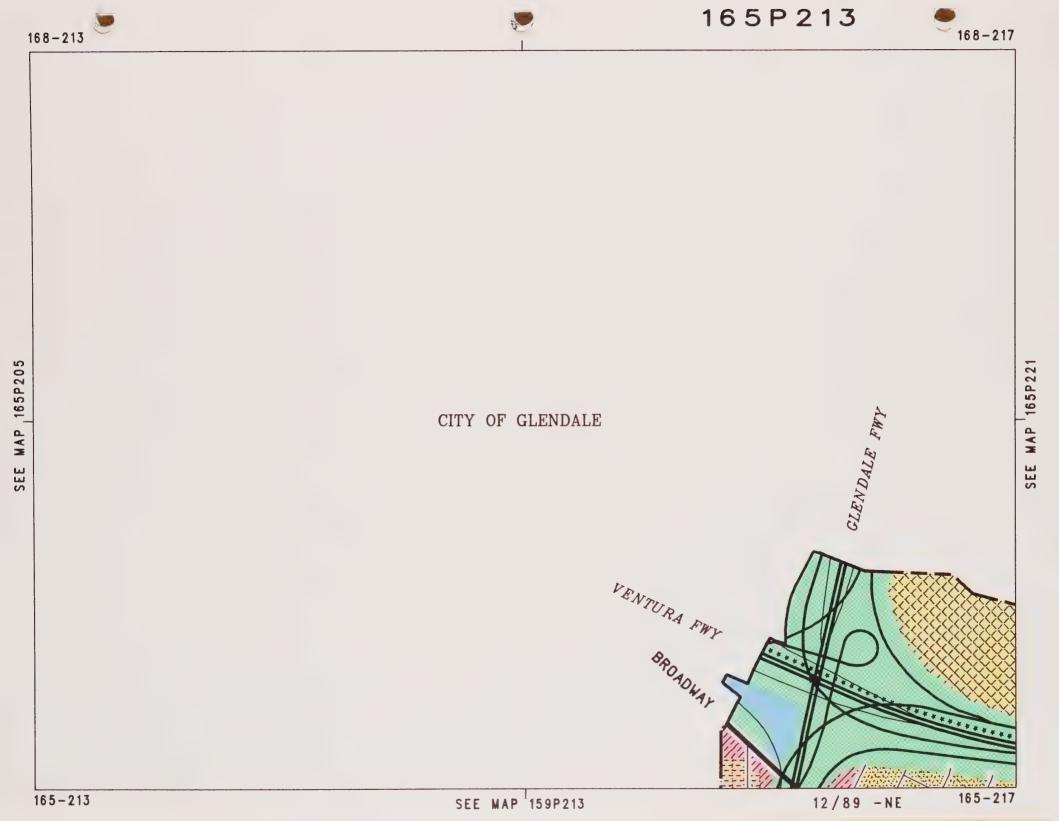


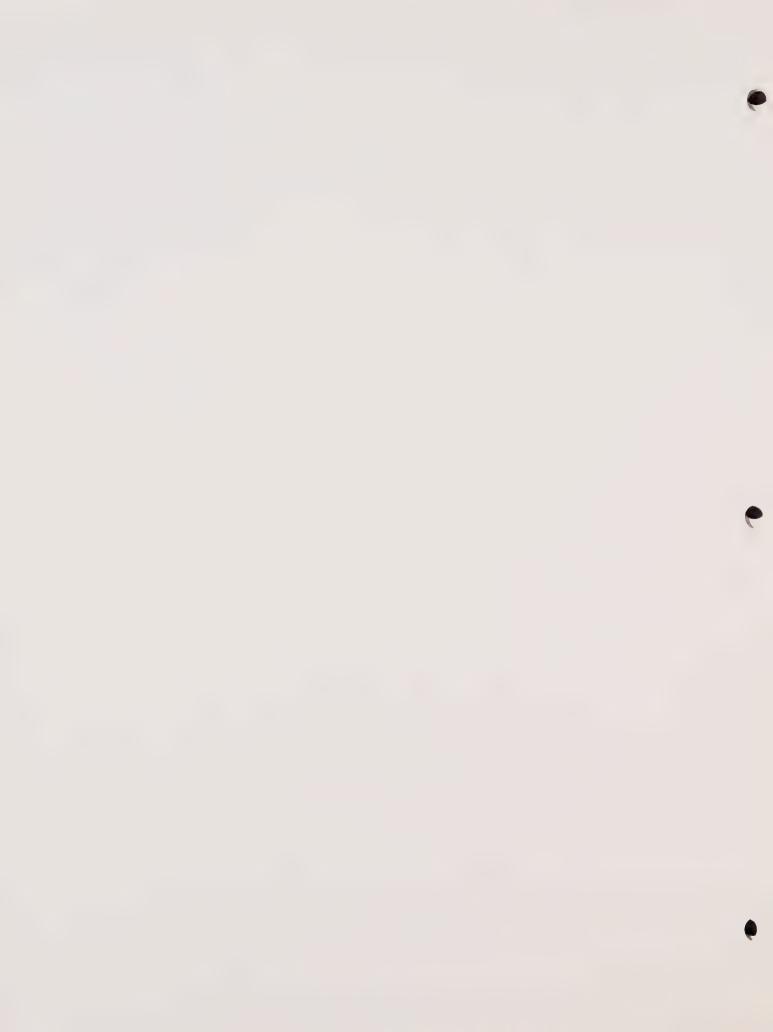


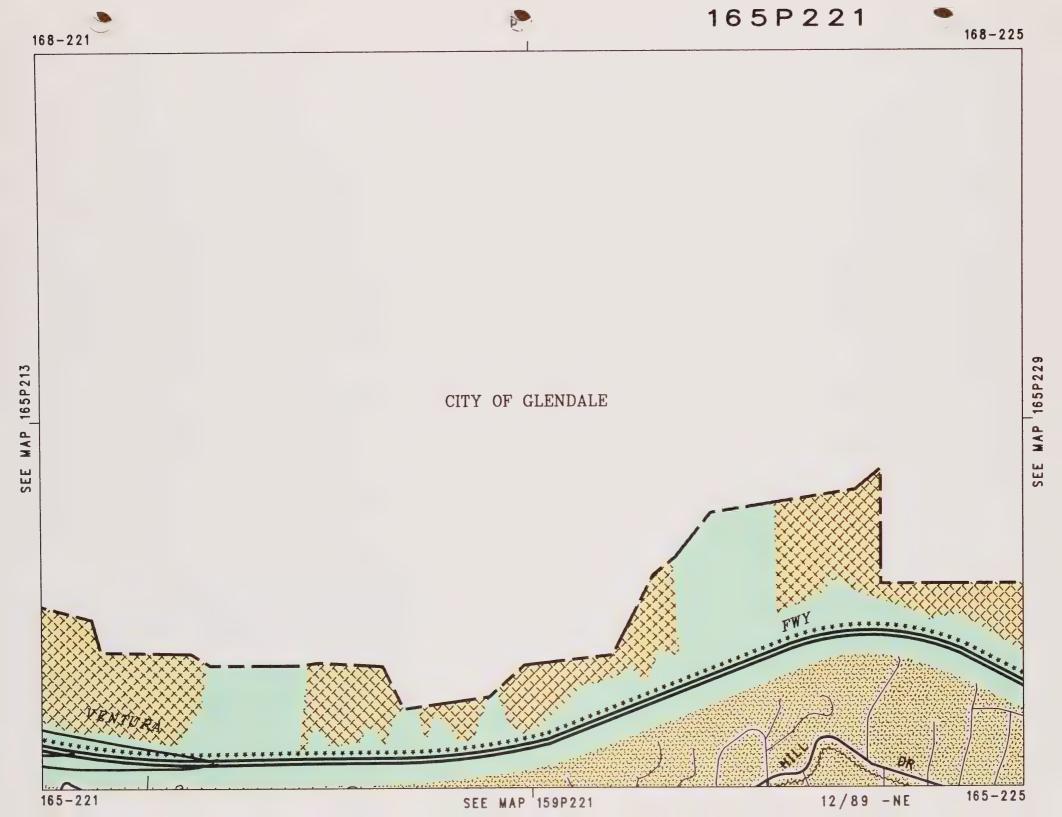








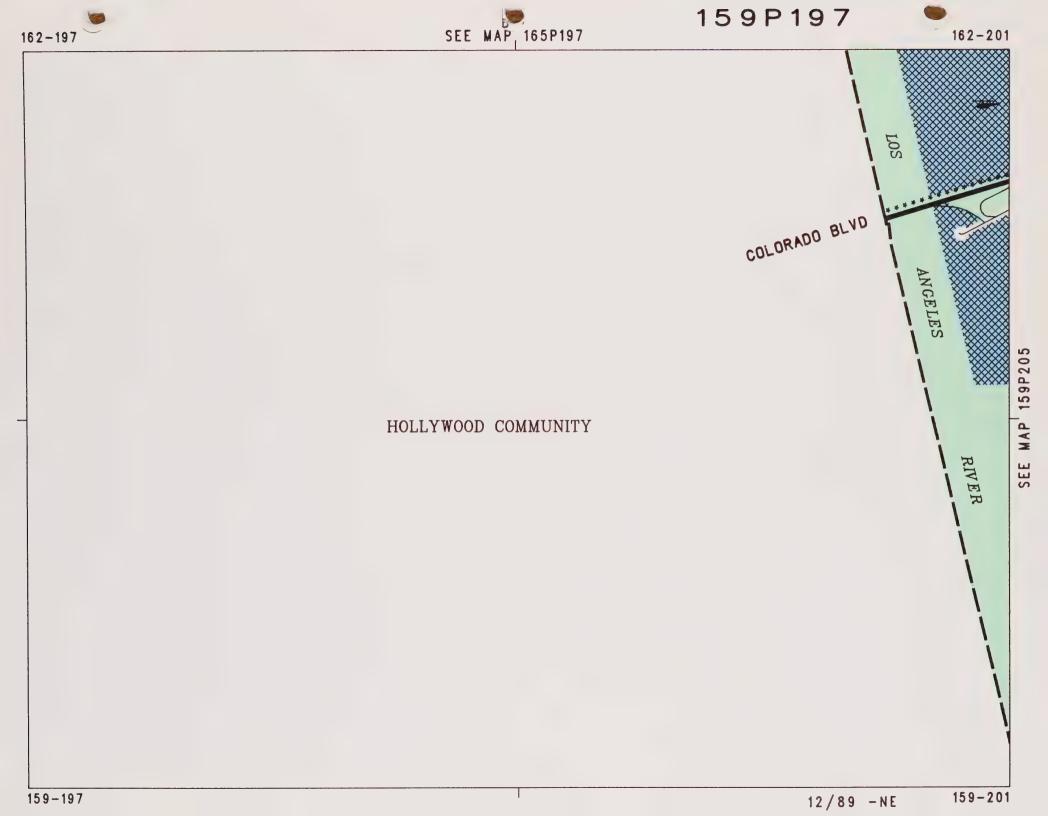




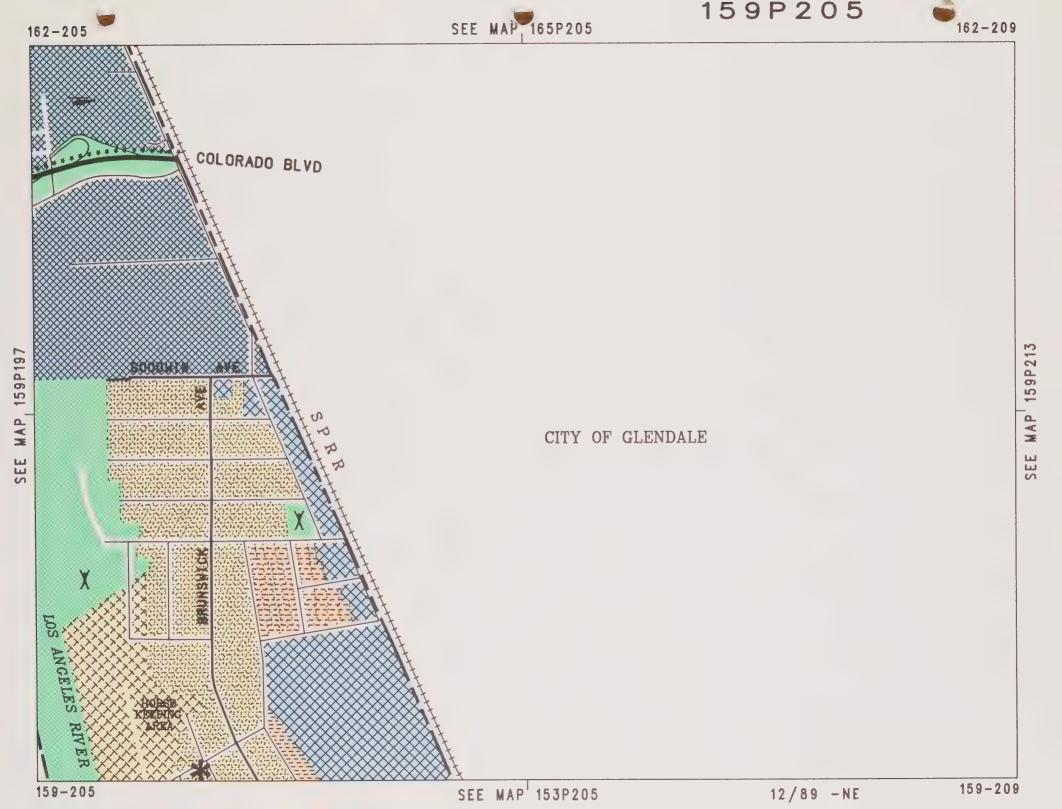




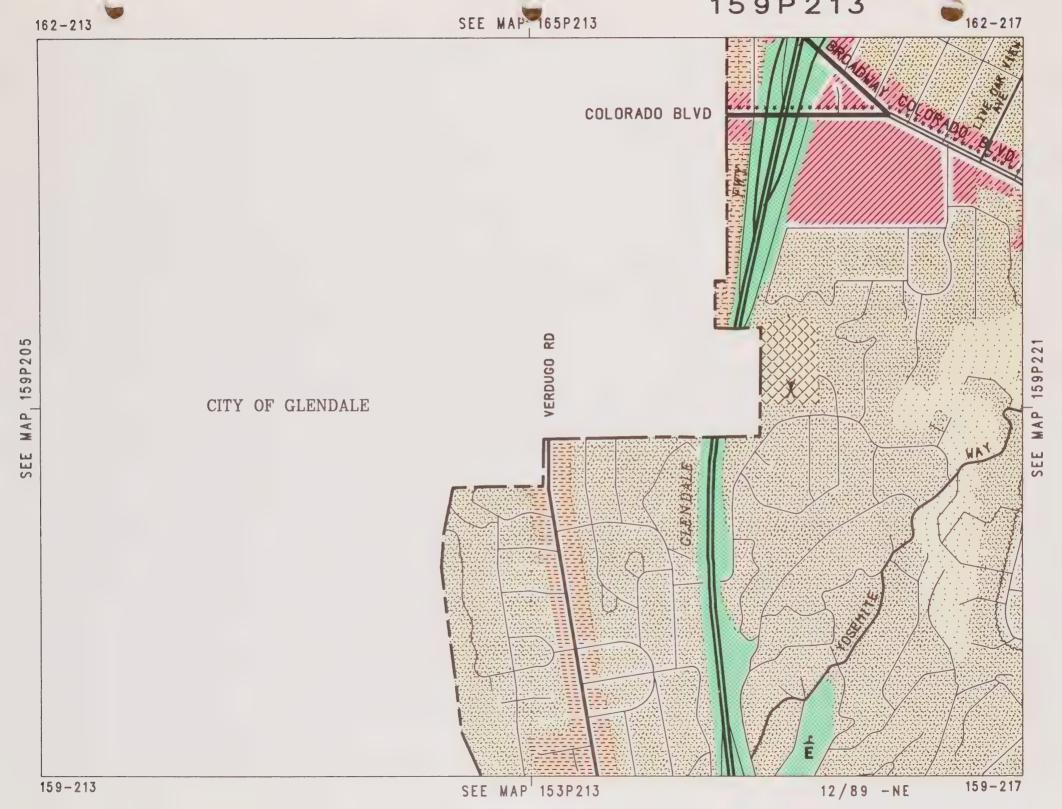




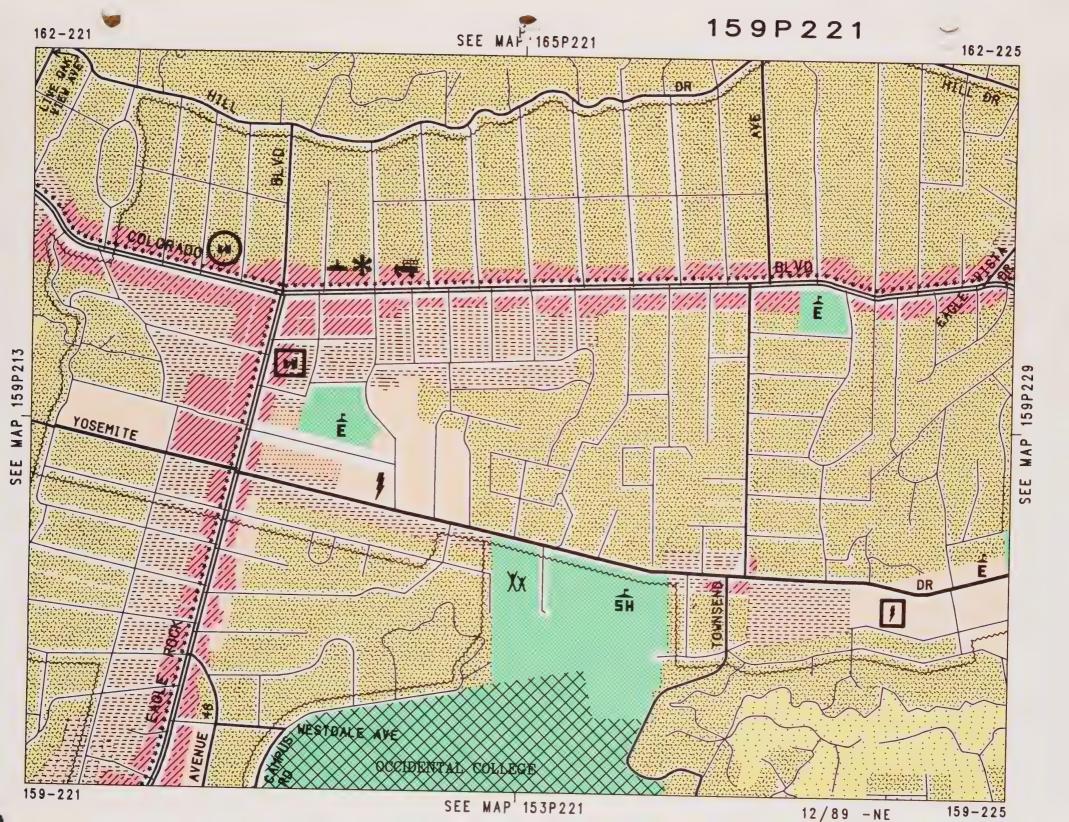




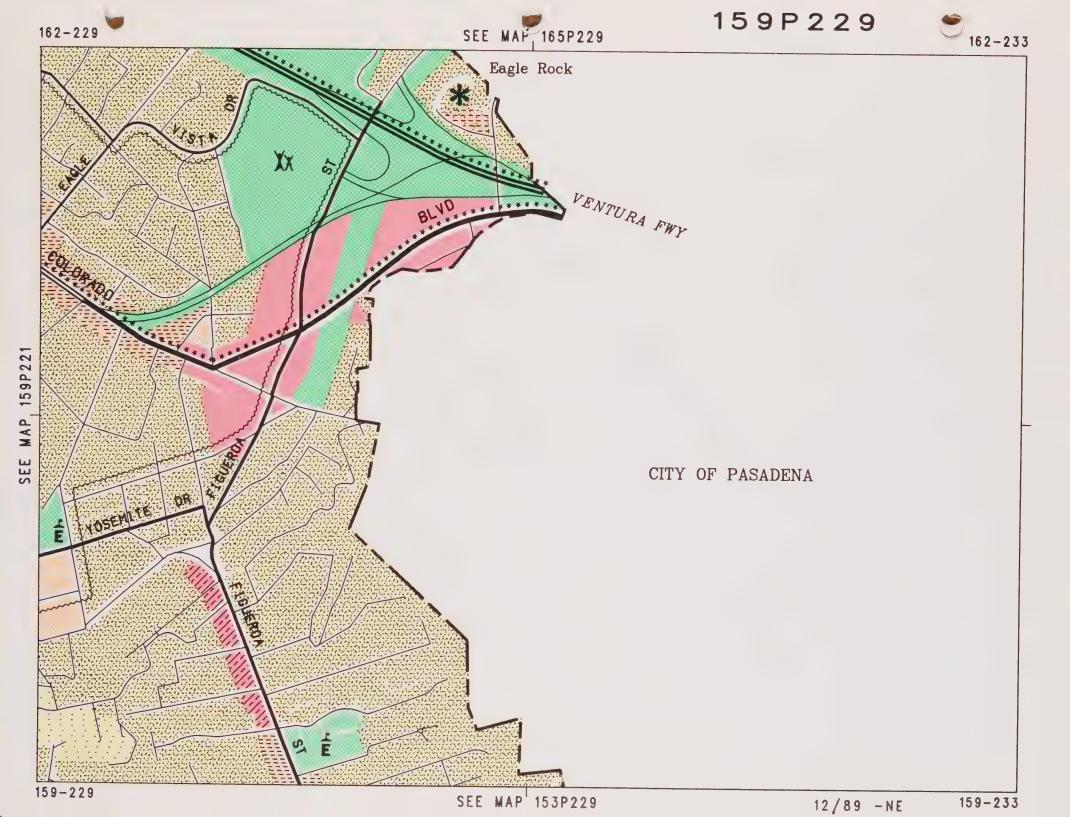




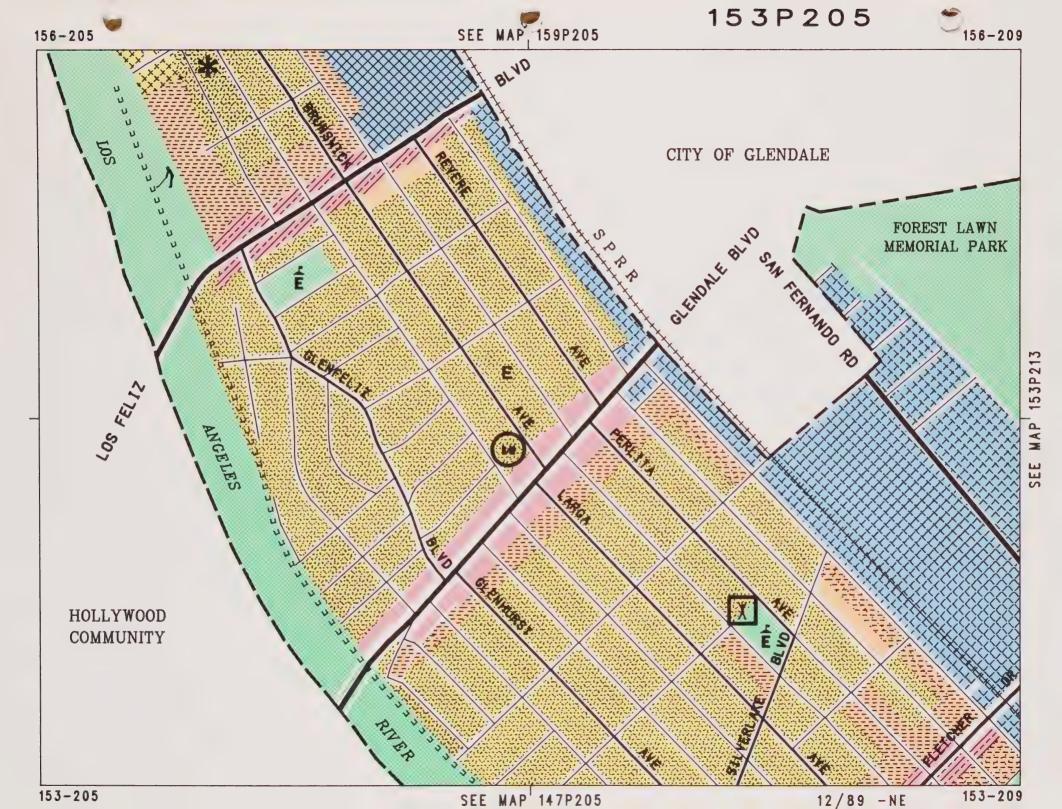




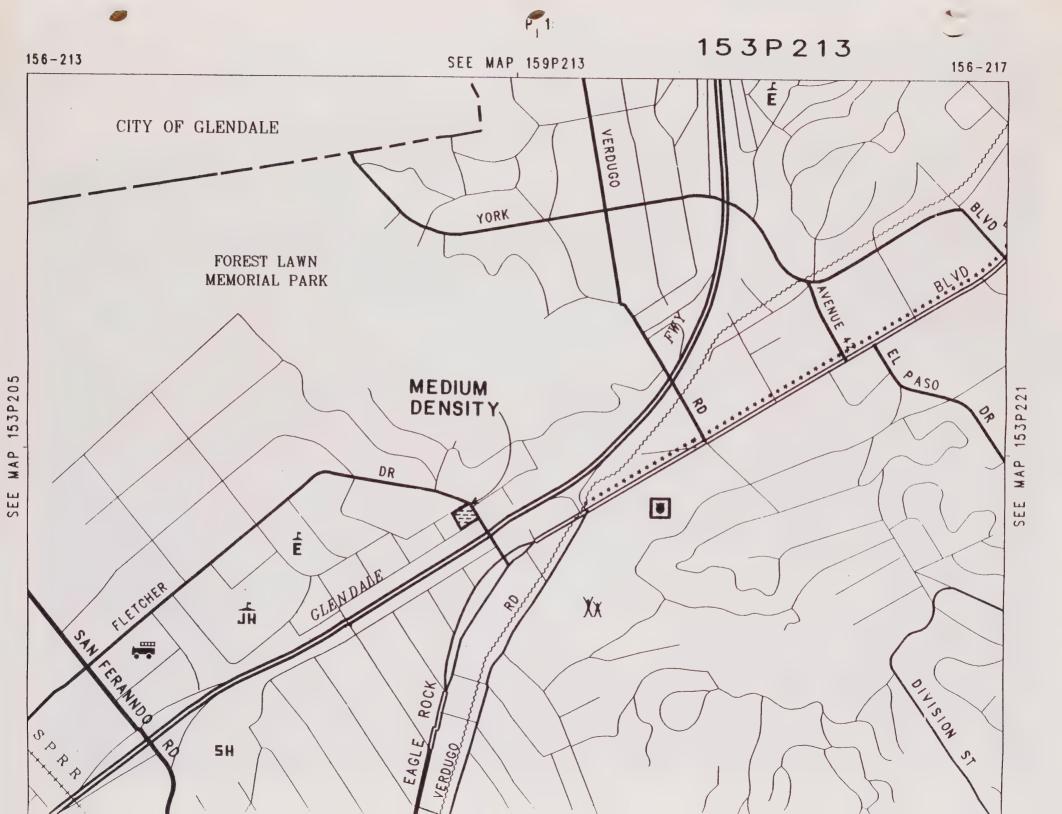




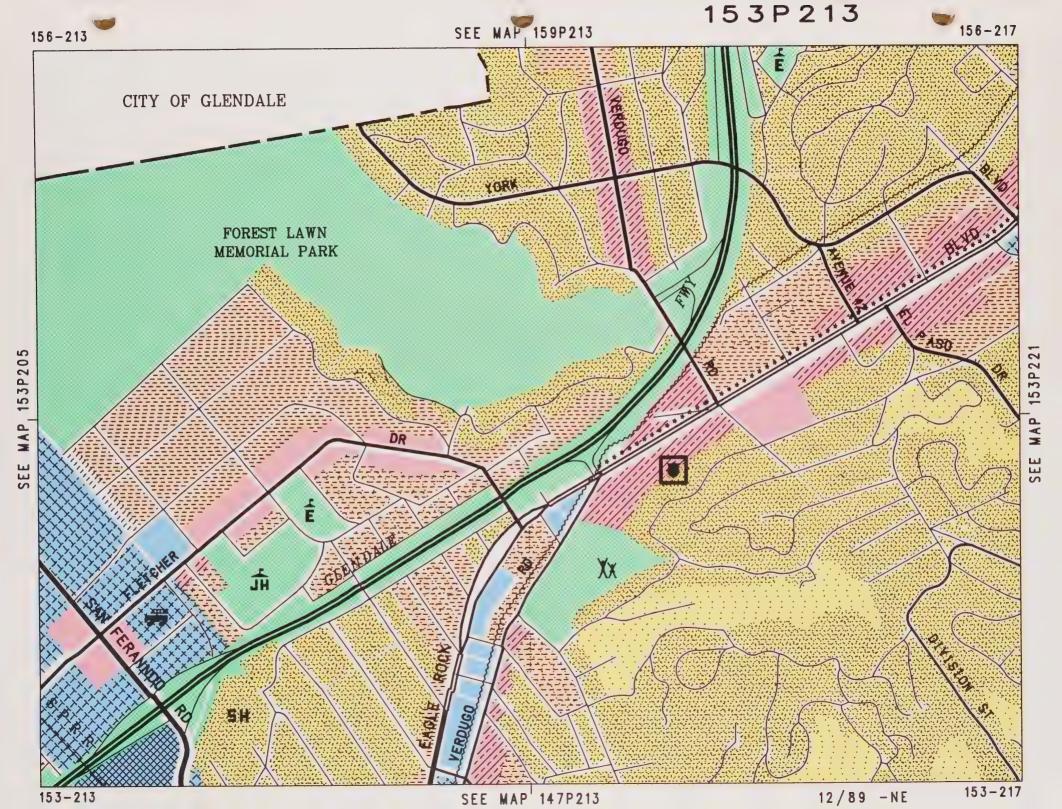




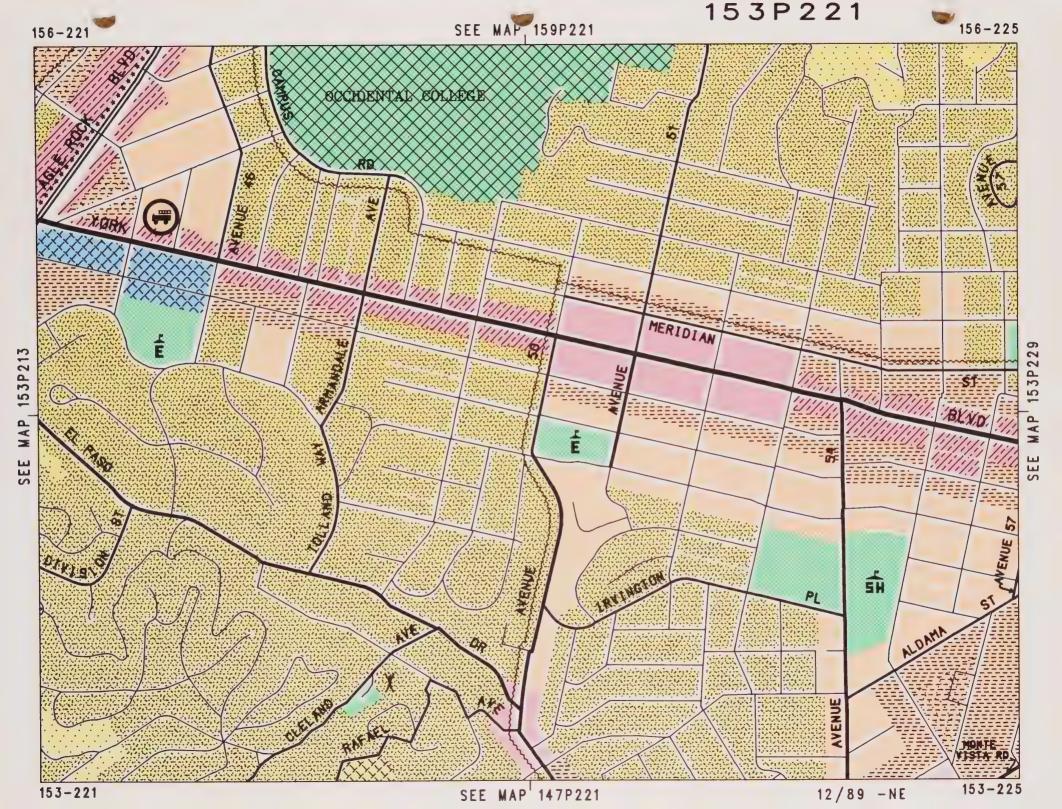




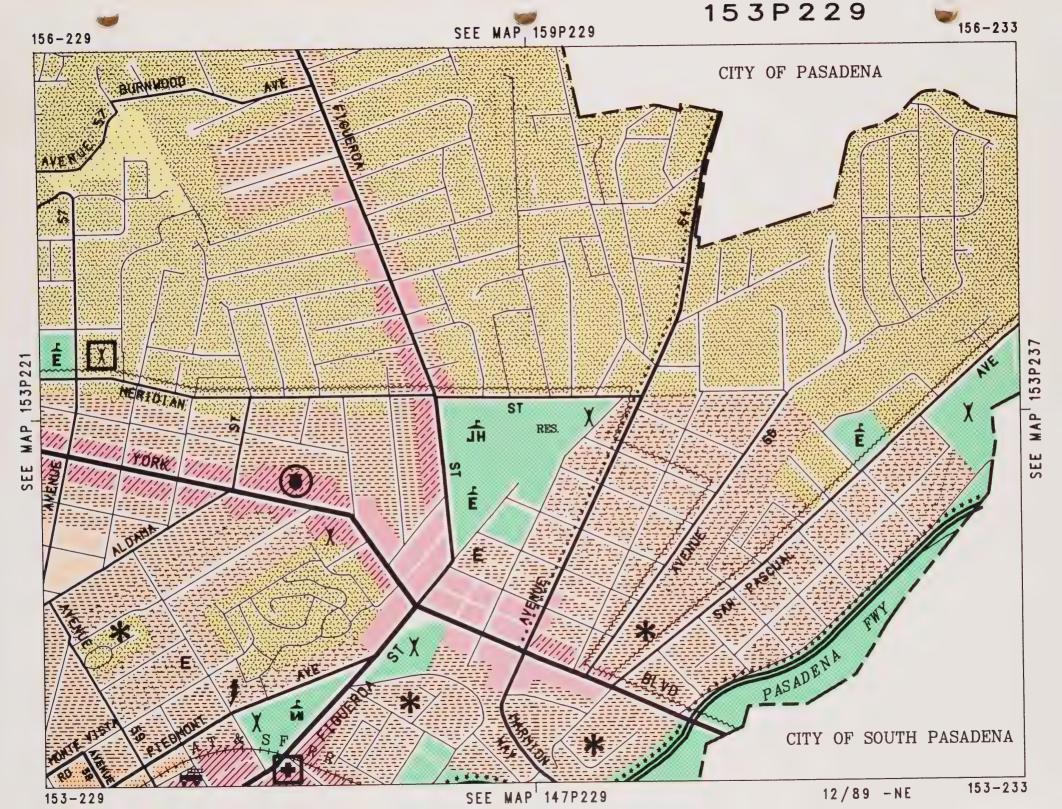






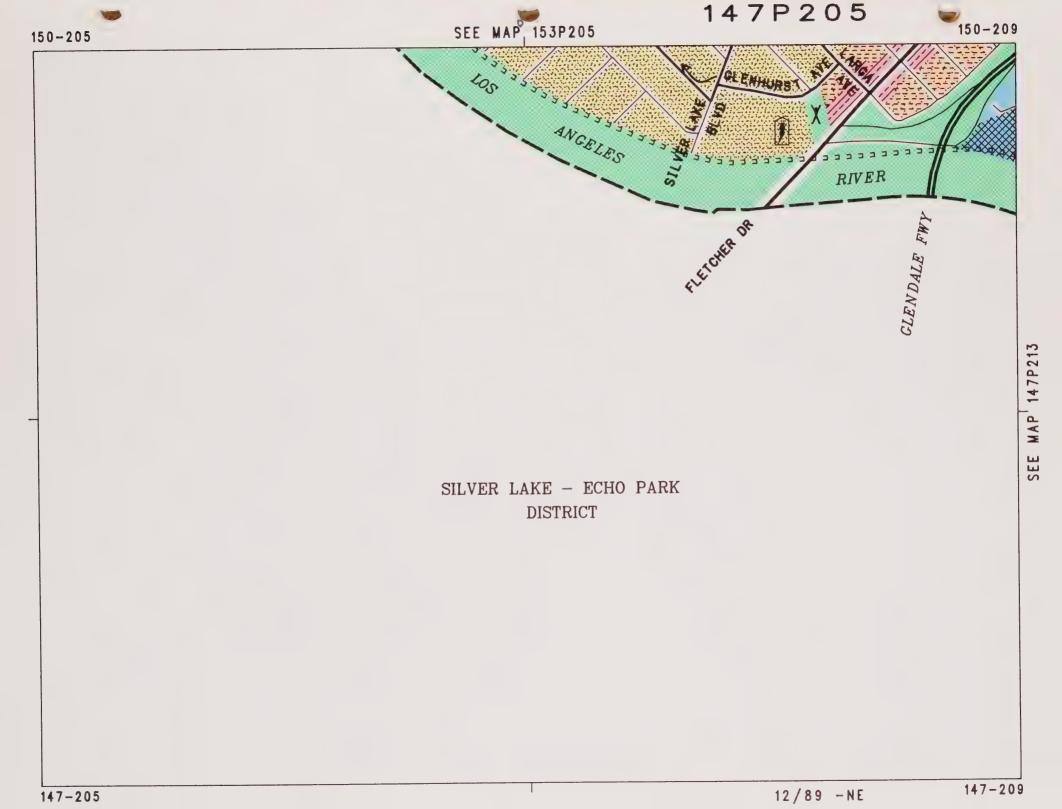




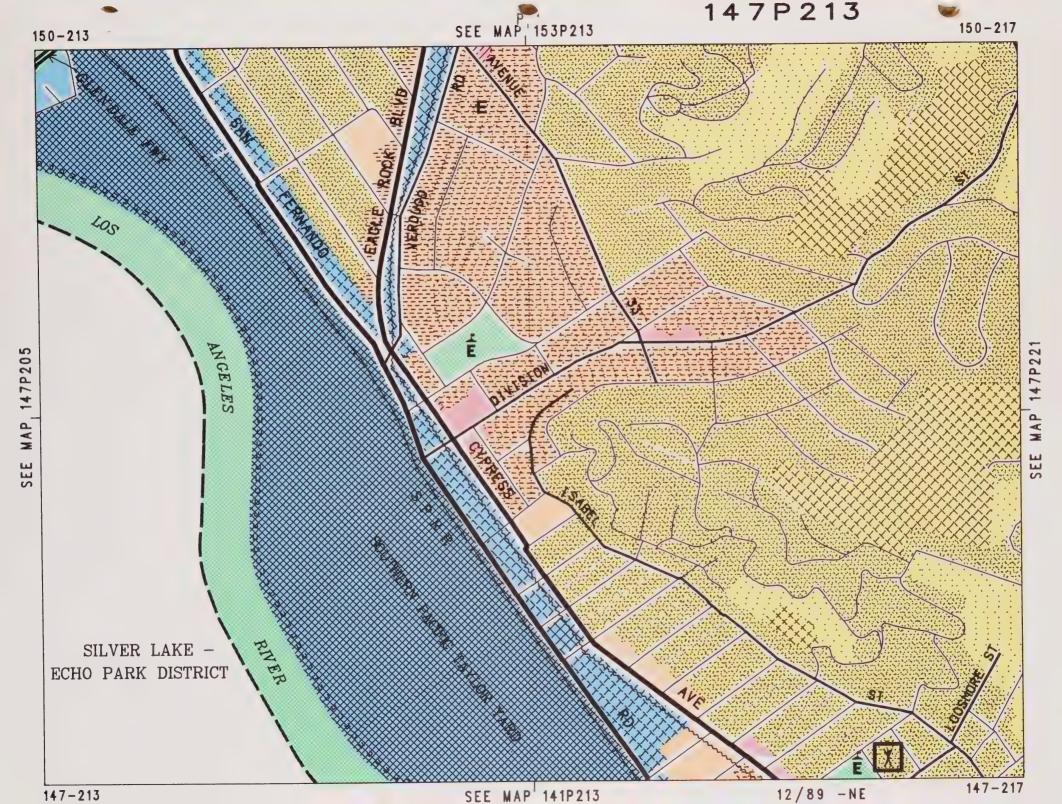




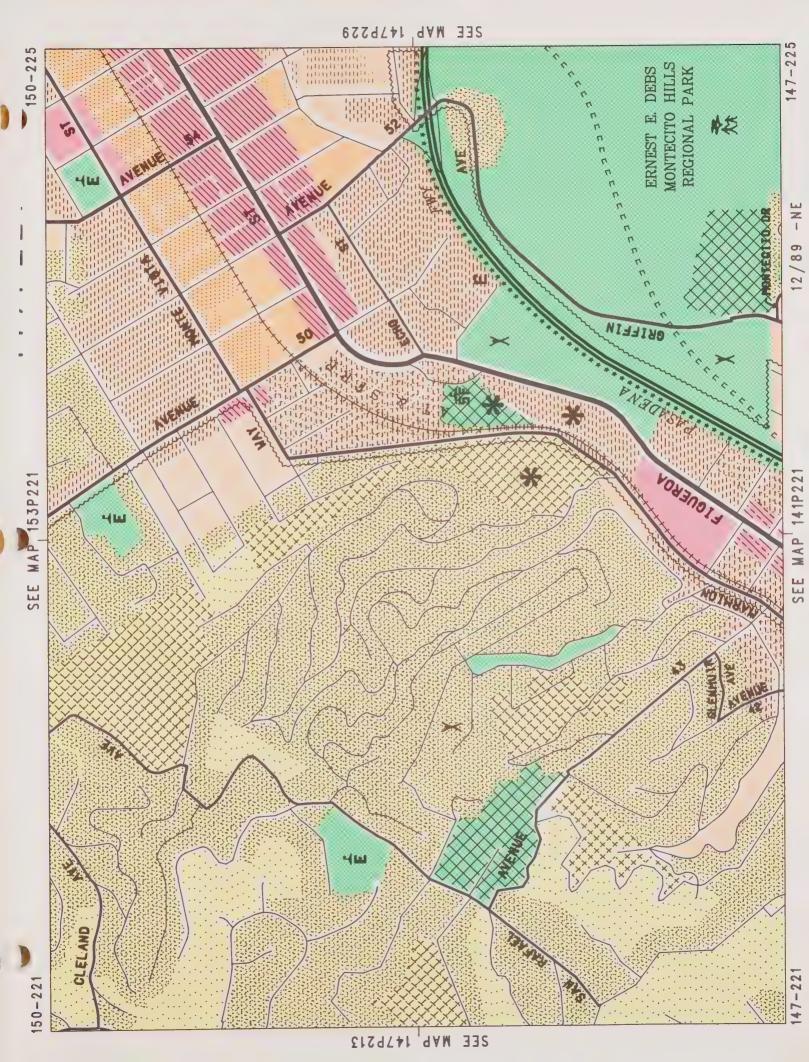




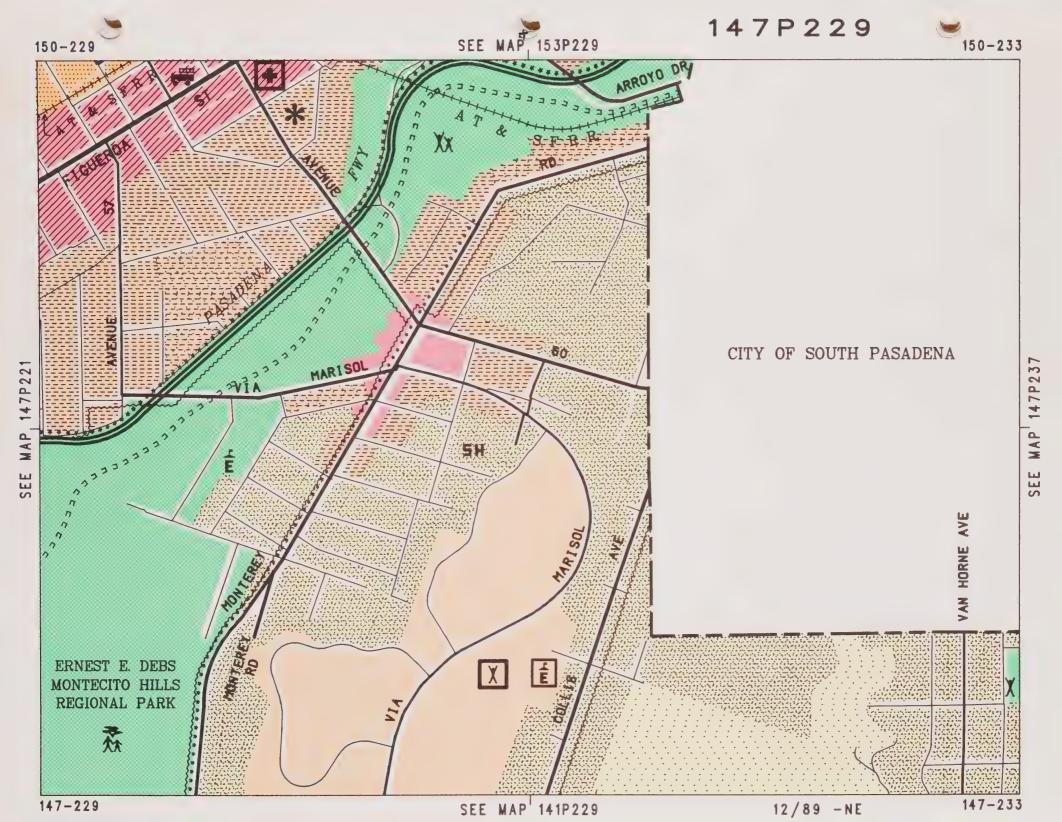






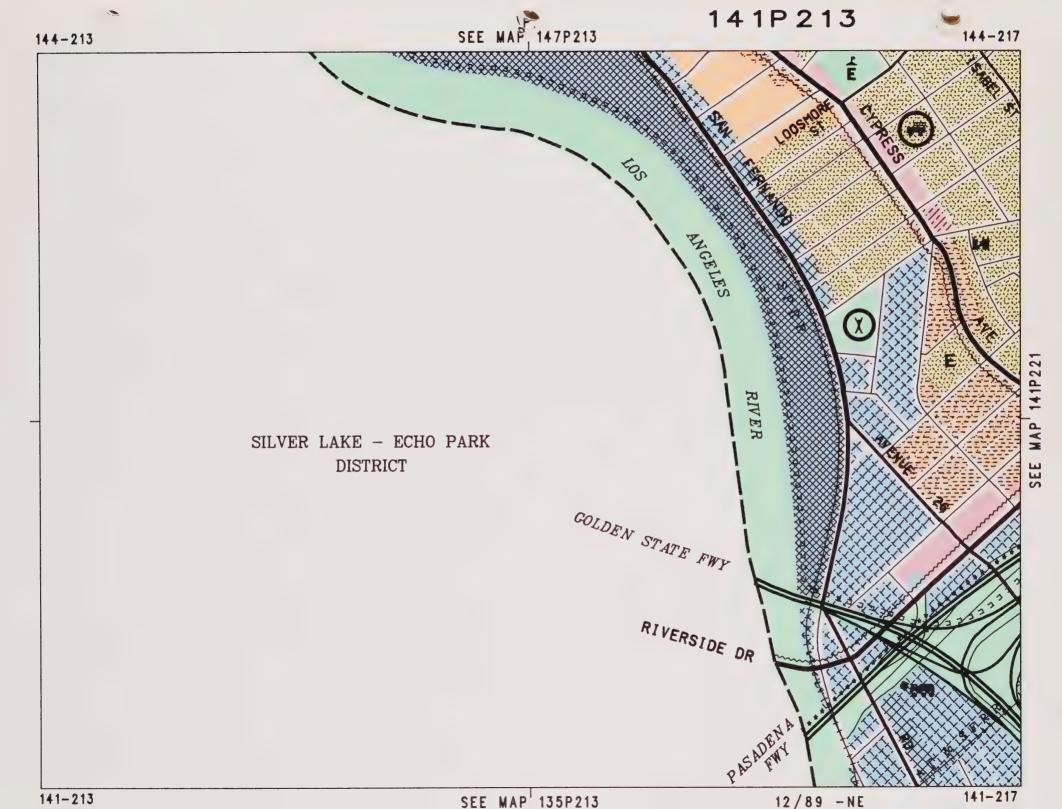




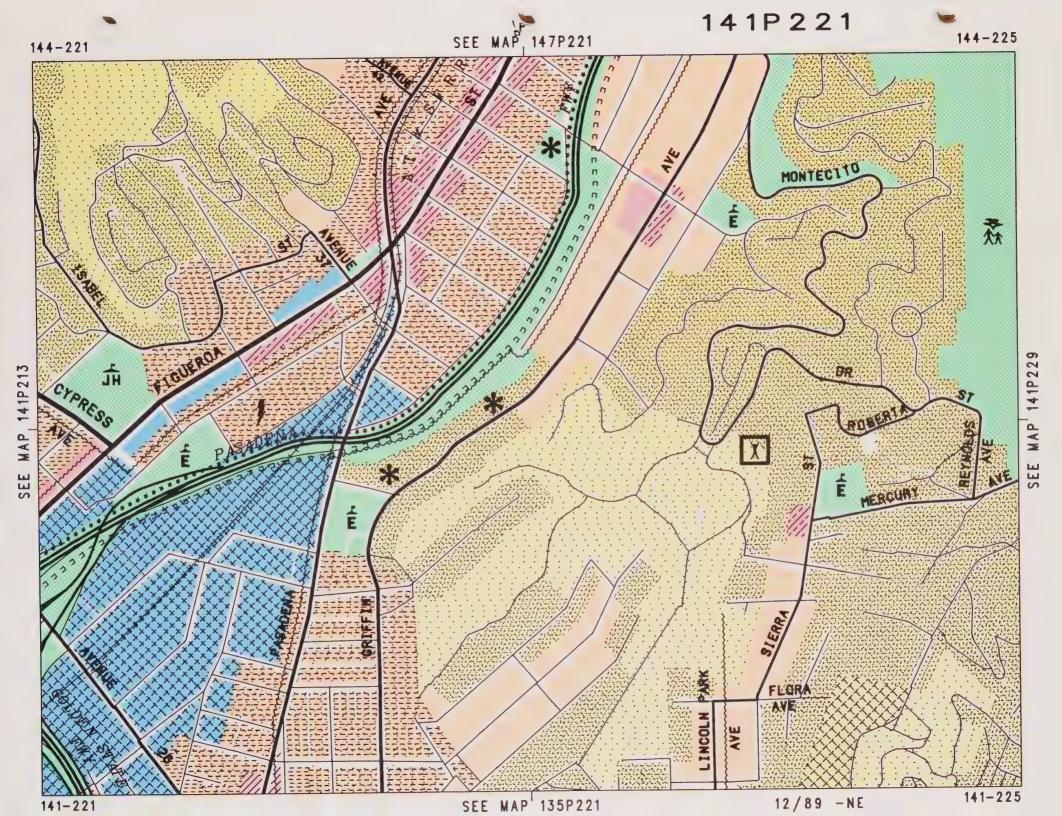


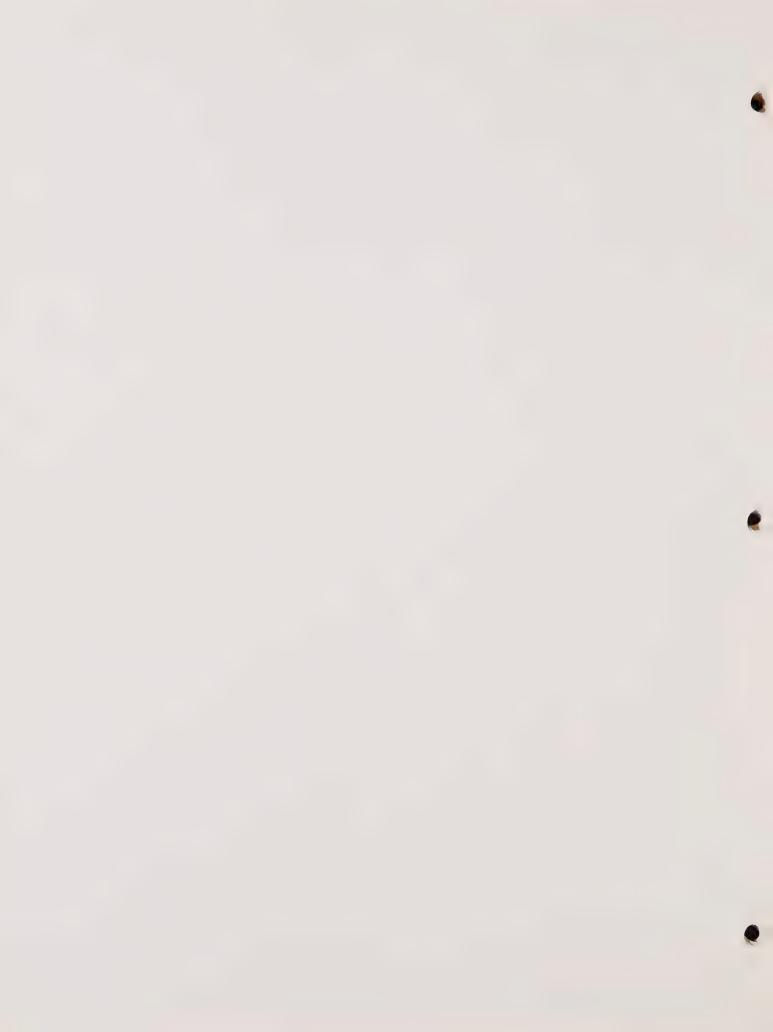


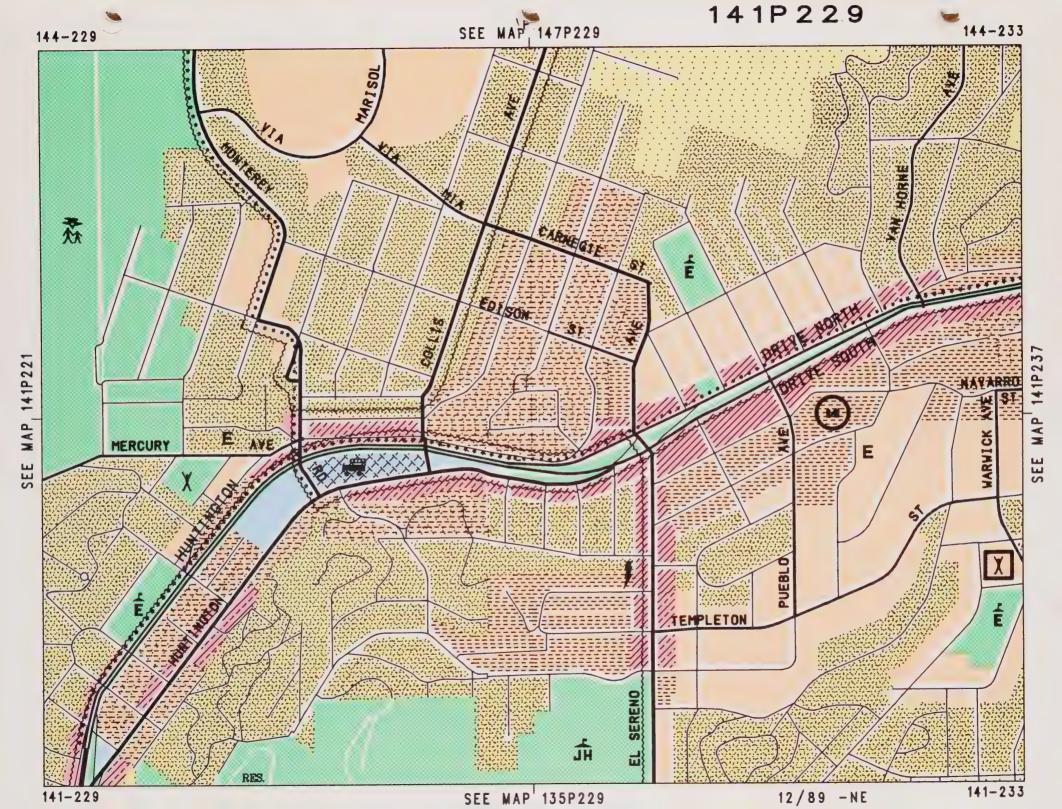




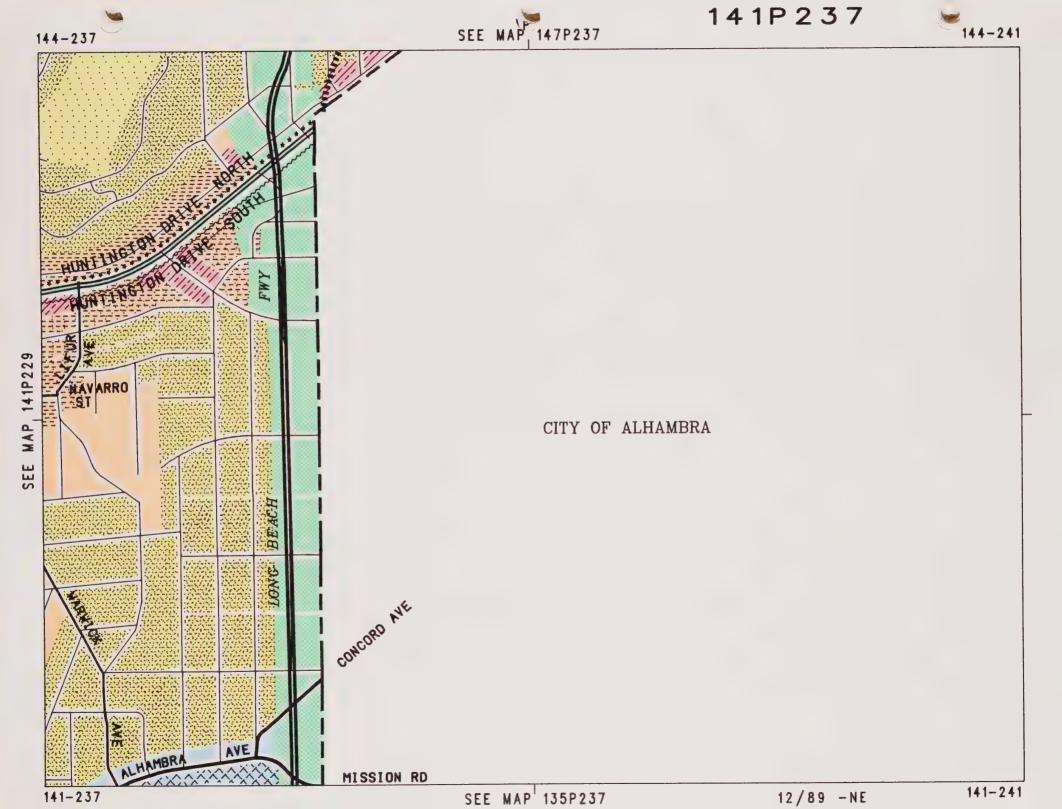




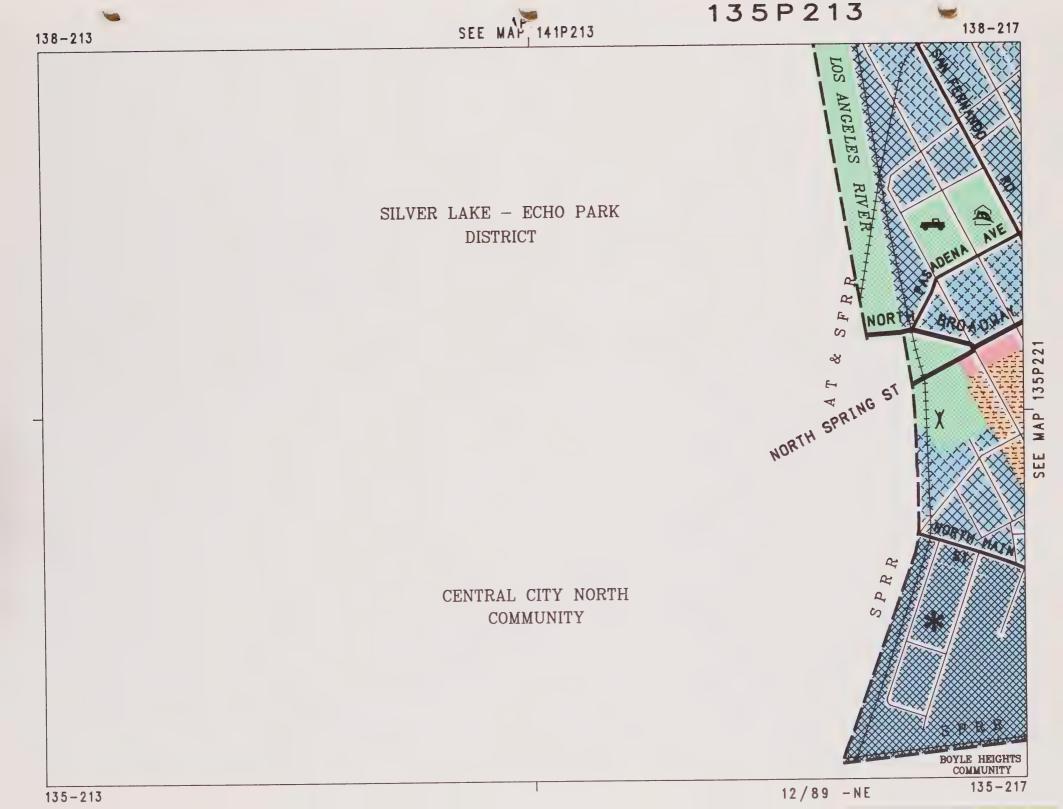




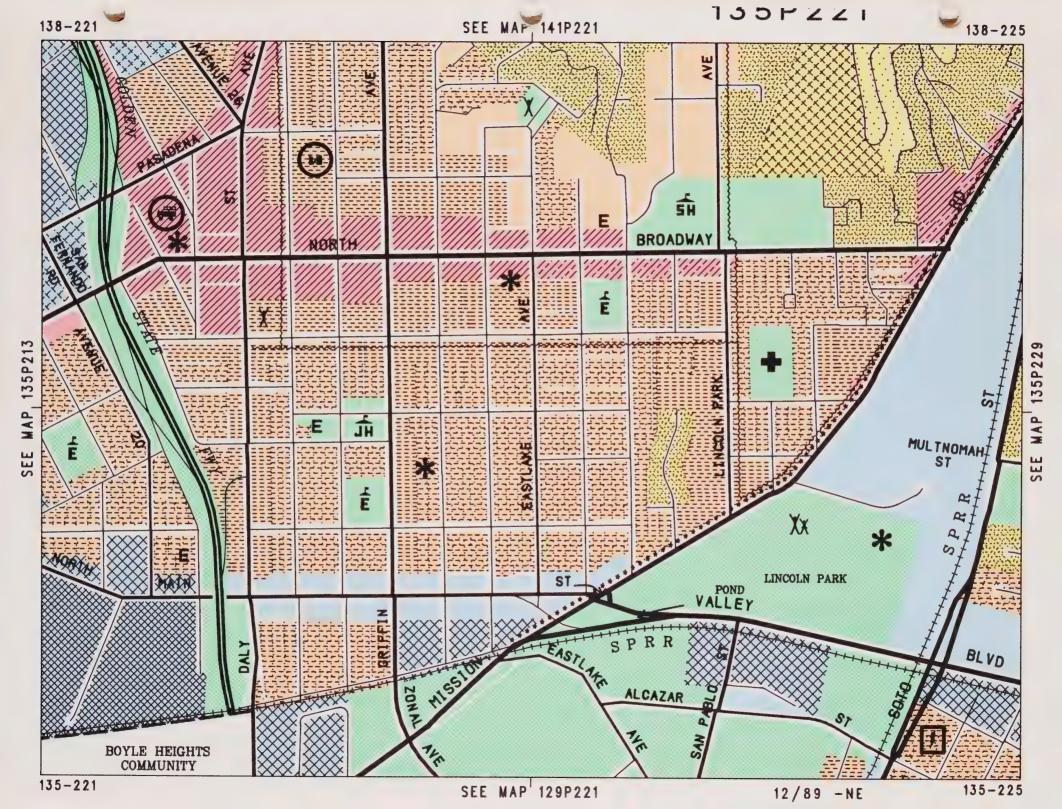




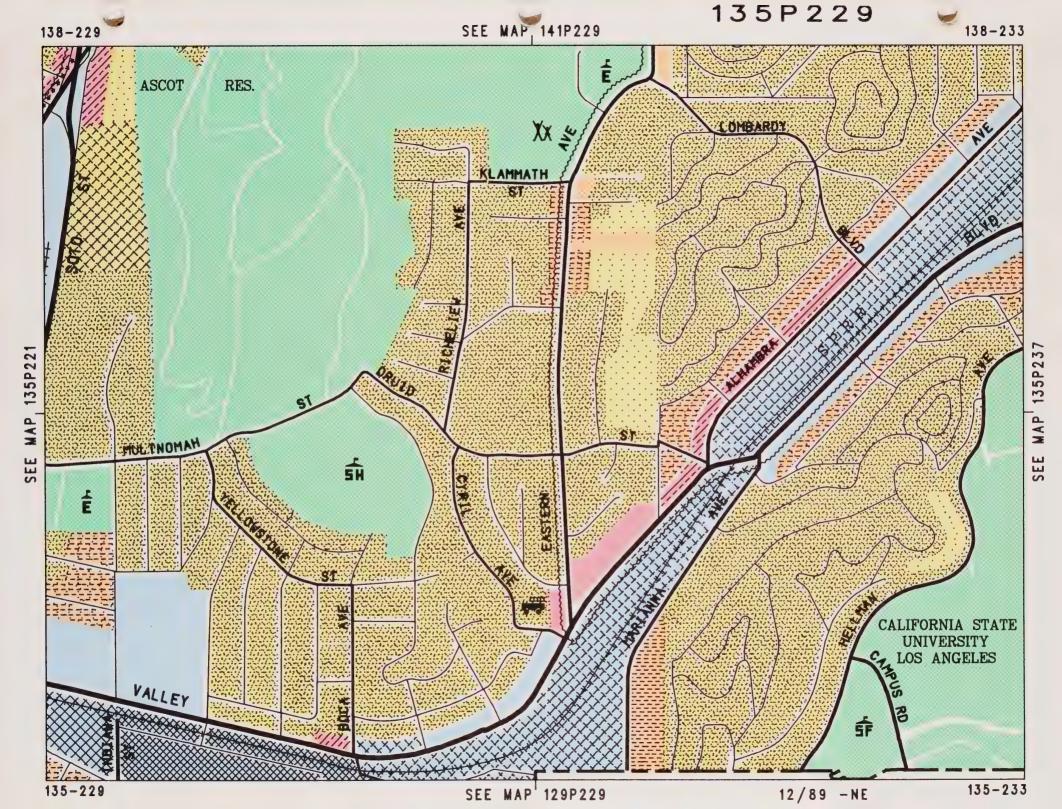




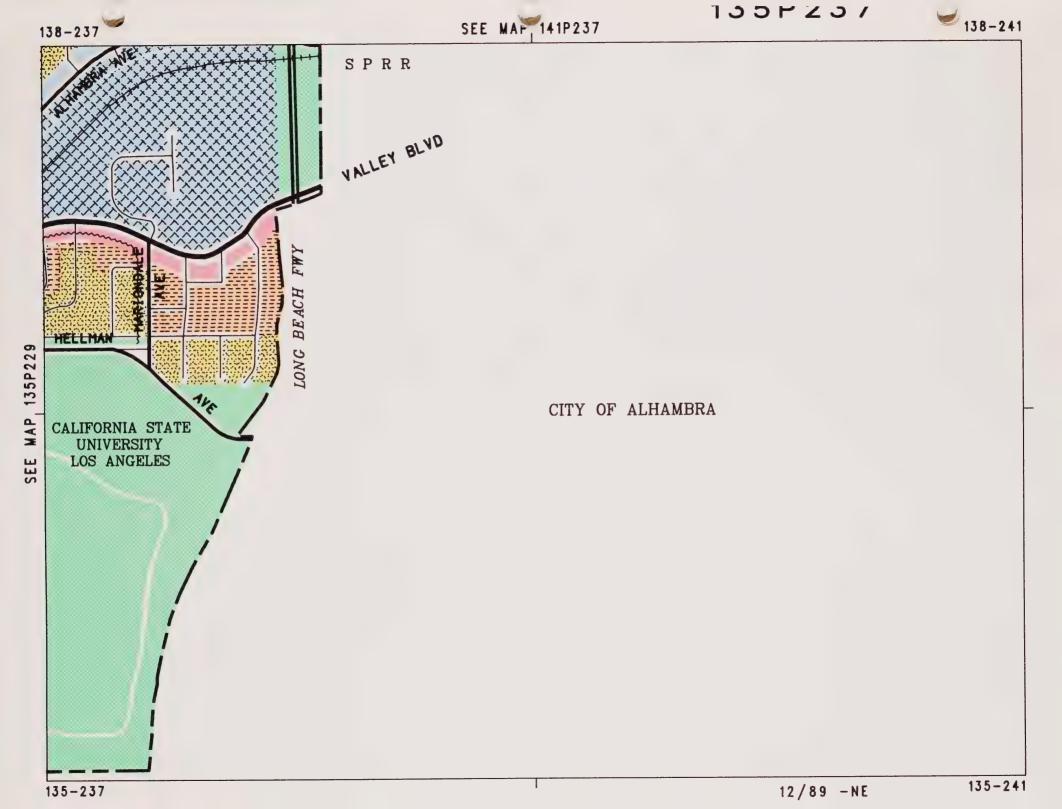
















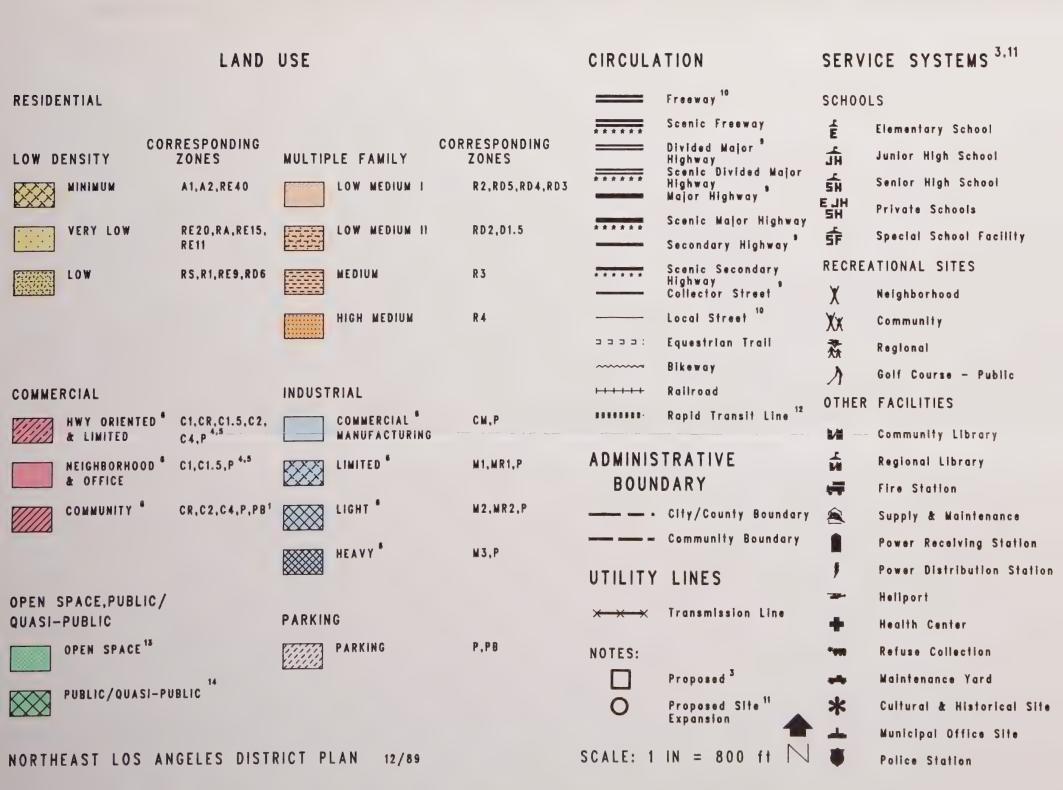






FOOTNOTES:

- 1. Height District No. 1.
- 2. Gross acreage includes streets.
- 3. Boxed symbol denotes the general location of a proposed facility. It does not designate any specific private property for acquisition. Such facility may appropriated be located within an areas defined by the locational and serivce radius standards contained in the individual facility plans comprising the Service System Element of the General Plan.
- 4. Height District No. 1 VL.
- 5. Height District No. 1 L.
- 6. These designations include associated parking.
- 7. Minimum density residential uses may be permissible on privately owned open space.
- 8. Quasi-public land designations on this map indicate existing uses which are anticipated to remain. The plan does not propose public acquisition of the designated lands.
- 9. Map designations for collector streets, secondary highways and major highways which do not occupy existing designated rights of way denote proposed general location and are not intended to indicate the acquisition of any specific private properties.
- 10. Local streets, freeways and freeway interchanges are shown for reference only.
- 11. Circled symbol indicates proposed site expansion.
- 12. The Southern California Rapid Transit District Board of Directors has adopted a transit plan which proposes general corridor locations. Precise route alignments and station location will be adopted by the S.C.R.T.D. only after detailed corridor studies and full public hearings.
- 13. When the use of property designated as "open-space" (e.g. recreation, environmental protection) is proposed to be discontinued, the proposed use shall be approved by the appropriate decision-makers through a procedure similar to a conditional use. The decision-makers shall find that the proposed use is consistent with the elements and objectives of the General Plan and may impose additional restrictions on the existing zoning as deemed necessary to assure that the proposed land use will be compatible with the land uses, zoning, or other restrictions of adjacent and surrounding properties, and consistent with the General Plan.
- 14. When the use of property designated as "Public/Quasi Public" e.g. school, university, hospital, major institutions) are proposed for a use other than that which has been deemed to be approved per LAMC 12.24-F, the proposed use shall be approved by the appropriate decision-makers through a procedure similar to a conditional use. The decision makers shall find that the proposed use is consistent with the elements and objectives of the General Plan and may impose additional restrictions on the existing zoning as deemed necessary to assure that the proposed land use will be compatible with the land uses, zoning, or other restrictions of adjacent and surrounding properties, and consistent with the General Plan.
- 15. Riding academies and the commercial breeding, boarding, raising or training of domestic animals are permitted in the A1 or A2 Zones by conditional use (LAMC 12.24-C,1.1,k). Any lot being lawfully used for such use at the time the property is first classified in the A1 or A2 Zone shall be deemed to be approved for such conditional use and may be continued thereon (LAMC 12.24-F). New buildings or structures may be erected, enlargements amy be made to existing buildings, and existing uses may be extended on the site, provided plans thereof are submitted to and approved by the Zoning Administrator (LAMC 12.24-G).
- 16. Existing mobilehome parks are consistent with the Plan. Future mobilehome parks shall be consistent with the Plan when developed in the RMP Zone.





SUMMARY OF LAND USE

LAND USE

RESIDE		DWELLING UN PER GROSS A		CORRESPONDING ZONES			
	Minimum	.5 to 1	A1,A2, RE40,				
				Single Family Housing			
	Very Low	1+ to 3	RE20, RA,	Total Acres	7,330		
			RE15, RE11	% of Total Acre	46		
	Low	3+ to 7	DEO DO	Dwelling Unit Capacity	34,205		
	LOW	3+ 10 /	RE9, RS, R1,RD6	Population Capacity	105,100	TOTAL HOUSING	
			111,1100			Total Acres	10,390
	Low Medium 1	7+ to 12	R2, RD5,	Two Family Housing		% of Total Acre	66
			RD3, RD4	and Townhouses		Dwelling Unit Capacity	100,459
				Total Acres	1,880	Population Capacity	269,880
	Low Medium II	12+ to 24	RD2,RD1.5	% of Total Acre	12		
				Dwelling Unit Capacity	27,096		
	Medium	24+ to 40	R3	Population Capacity	74,190		
	High Medium	40+ to 60	R4	Townhouses & Apartments Houses			
				Total Acres	1,180		
				% of Total Area	8		
				Dwelling Unit Capacity	27,096		
				Population Capacity	74,190		
COMM	ERCIAL AND PARK	ING					
				Highway Oriented & Limited			
1	Highway Oriented	&	CR,C1,	Total Acres	358	TOTAL COMMERCIAL	
	Limited ^b		C1.5,C4,C2,	% of Total Area	2	Total Acres	862
		6	P ^{4,5}	Neighborhood & Office		% of Total Area	6
	Neighborhood & (Office	C1,C1.5, p4,5	Total Acres	210		
			P ''	% of Total Area	2		
	. 6			Community			
	Community ⁶		CR,C4,C2, P,PB ¹	Total Acres % of Total Area	294 2		
			r,rb	% Of Total Area	۷		
INDUST	TIRAL AND PARKIN	G					
		6	0145	Commercial Manufacturing			
	Commercial Manuf	facturing	CM,P	Total Acres	249		
	Limited ⁶		MD4 M4 D	% of Total Area	2	TOTAL INDUCTOV	
	Limited		MR1, M1, P	Limited Total Acres	576	TOTAL INDUSTRY Total Acres	4 600
				% of Total Area	4	% of Total Area	1,603 10
	Light ⁶		MR2, M2, P	Light	7	% of Total Area	6.4
	Ligiti		141112, 1412, 1	Total Acres	177	70 OI TOTAL ATEA	0.4
				% of Total Area	1		
	Heavy ⁶		M3, P	Heavy	·		
			, .	Total Acres	601		
				% of Total Area	3		
		4		Open Space			
PUBLIC	C/QUASI PUBLIC ^{8,1}			Total Acres	1,958	TOTAL OPEN SPACE	
				% of Total Area	12	Total Acres % of Total Acres	2,855 18
				Freeways & LA River			
				Total Acres	897		
				% of Total Area	12		
						TOTAL ACRES	15,710
						% OF TOTAL ACRES	100.00









••••• For details see Specific Plans

NORTHEAST LOS ANGELES GENERALIZED LAND USE





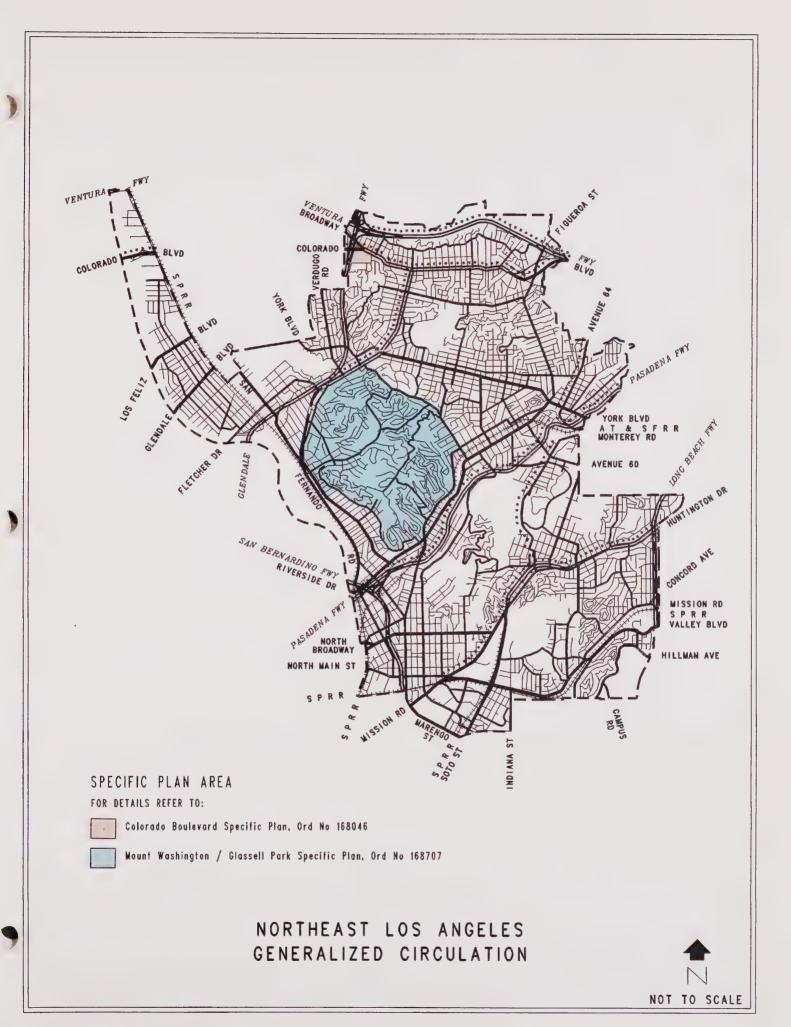








TABLE OF CONTENTS

Colorado Boulevard Specific Plan

- 1. Summary of Provisions
- 2. Subject Index
- 3. Annotated Table of Contents
- 4. Specific Plan Ordinance
- 5. Administrative Responsibilities

010MISC (032395)



COLORADO BOULEVARD SPECIFIC PLAN Ordinance No. 168,046 Effective August 8, 1992

SUMMARY OF PROVISIONS

Uses

- In Subarea I, the following uses in the C4 Zone require a Conditional Use Permit by a Zoning Administrator:
 - Automobile service station and related retail use
 - Automobile repairing and painting
 - Storage vard
 - Hospital and convalescent home
 - Fast food drive-through restaurant
 - Rental equipment yard
 - Mini-shopping center
 - Businesses operating between 9 P.M. and 7 A.M.
 - Motel and hotel
 - Rescue mission
- In Subareas I and III, multi-family use is permitted in mixed use projects not exceeding the density of the R3 Zone.
- No multi-family use is permitted in Subarea II unless it enhances a Cultural Resource.

Building Envelope

Subareas I and III requirements:

- Height shall not exceed 55 feet, and is further reduced to 15 feet within 15 feet of the rear lot line.
- All lots shall have 5-foot front and 10-foot rear yards.

Subarea II requirements:

- Height shall not exceed 30 feet, with exceptions, and is further reduced to 15 feet within 20 feet of rear lot line.
- Lots with a depth 150 feet or more require 5-foot front and 10-foot rear yards.
- Lots with a depth of less than 150 feet require 5-foot front and rear yards.

Parking and Street Access

- Buildings that are 50 percent or more office space require
 1 parking space per 50 square feet of floor area.
- Restaurants less than 1,000 square feet require 1 parking space per 200 square feet of floor area.
- No parking shall be allowed between the front lot line and buildings facing Colorado or Eagle Rock Boulevards.
- The Department of Transportation shall approve street access for property abutting Colorado Boulevard.

Buffering and Street Walls

- A 6-foot buffering wall is required for all projects abutting residential.
- Auto-servicing uses and storage yards shall be screened with 6-foot high landscaped screening.
- Surface parking adjacent to a street shall be screened with a 4-foot high solid, decorative masonry wall.
- Roof-mounted equipment shall be screened from view.
- Ground level development requires a street wall for at least 75 percent of the street frontage, located 5 feet from the front lot line.
- The first story street wall shall be transparent windows, doors, or openings for: (1) 60 percent in Subarea II adjacent to Colorado and Eagle Rock Boulevards, or (2) 30 percent adjacent to other streets.
- Blank walls are limited to a 15-foot length, except for a vehicle entry door.

Landscaping

- o 5 percent of the total lot area shall be landscaped. The front yard shall be landscaped and maintained.
- 7 percent of surface parking and 2 percent of parking structures shall be landscaped.
- Mixed use projects shall have 100 square feet of Open Space per dwelling unit landscaped where feasible.
- 24-inch box trees shall be planted at 25-foot intervals along the street frontage.

Sign Standards

- Exterior signs shall be reviewed and approved by the Director of Planning pursuant to Section 19.
- Prohibitions:
 - Off-site signs (see exceptions)
 - Roof signs
 - Pole signs
 - Animated signs, including flashing-neon
 - Mural signs

Permitted Floor Area Ratio (FAR) and Project Permits

- Base Permitted FAR is 1:1. Unused Permitted FAR may be transferred.
- Maximum Permitted FAR in Subareas I and III, including transfer of floor area or density incentives, shall not exceed 2.5:1.
- Maximum Permitted FAR in Subarea II, including additional Permitted Floor Area for density incentives, shall not exceed 1.5:1.

- The City Planning Commission may grant additional Permitted Floor Area, pursuant to Section 15.
- Density Incentives include provision of:
 - Neighborhood amenities
 - Usable publicly accessible landscaped open area
 - Rehabilitation of cultural resources
 - Parking spaces for public use (exceeding Section 13)
- Transfer of Unused Permitted Floor Area must conform with:
 - Transfer from Donor Site in Subarea II only permitted to Subareas I and III.
 - Maximum Unused Permitted Floor Area from Donor Sites in Subarea II to Receiver Sites shall not exceed 1:1 FAR.
 - Unused Permitted Floor Area may be transferred to a Receiver Site from one or more Donor Sites, and may also be transferred to more than one Receiver Site from a single Donor Site.
 - Record of transfers must be kept by the Planning Department, available for public inspection.
- Calculating Floor Area:
 - Area of an unoccupied tower not calculated.
 - Yard requirements in Sec. 10 shall not reduce or limit buildable area of lot.

Covenants

 Prior to issuance of building permits, projects utilizing provisions for Additional Permitted Floor Area shall record a covenant and agreement binding future owners.

Project Permit

- Planning Commission must grant project permit approving Additional Permitted Floor Area prior to issuing building permit, but only after making necessary findings.
- Conditions may be imposed as necessary to protect the surrounding neighborhood.

Preservation of Cultural Resources

- Cultural Resources shall be retained and enhanced.
- Unused Permitted Floor Area on a Cultural Resource site in Subarea II may be transferred to any Receiver Site located in Subareas I and III. Such transfers shall require a covenant and agreement binding future owners.

Utilities and Lighting

- All new utility lines shall be installed underground.
- The Director of Planning must approve an exterior lighting plan prior to a building permit. Floodlighting and lowpressure sodium lighting are prohibited.

Design Review

The Director of Planning shall approve the design of buildings in Subarea II and of signs in Subareas I, II and III.

Authority and Duties of Design Review Board:

- The Design Review Board shall make recommendations to the Director of Planning.
- A subcommittee of 3 Board members may hold preliminary review meetings to consider the design components of an application and provide direction to applicants.
- Applicants may request technical review of conceptual drawings and a settlement conference.
- ° The following design elements shall be addressed:
 - Recessed windows and doors
 - Display windows
 - Beltcourse or similar architectural treatment
 - Building located on a corner
 - Parapet walls
 - Pedestrian entrances
 - Detailing
 - Non-transparent walls
 - Security gates, shutters and screening
 - Exterior stuccoing
 - Awnings
 - Seismic safety repair
 - Remodelling efforts
 - Materials (brick or stucco)

010CB1 (032195)

SUBJECT INDEX Access, Street 4-5 Appeals Determination by Director of Planning 4-2,9 Project Permit 4-6,7 Application/Fees Appeals 4,2,6,7,9,10 Conditional Use 4-3 Design Review 4-7,10 Optional Technical Review 4-3,10 Project Permit 4-6,7 Building standards 4-3 Covenants 4-6,7,10 Cultural Resources 4-2,6,7 Definitions 4-2	Screening 4-3 Settlement Conference 4-9 Sign standards 4-5 Specific Plan Exceptions 4-1 Underground utilities 4-7 Uses 4-3 Conditional Uses 4-3 Mixed Use 4-2,4,5 Multi-Family 4-3,5 Nonconforming screening and buffering 4-4 Open Space 4-4 Permitted 4-3 Prohibited 4-3 Walls Blank Blank 4-2,3 Buffering 4-3 Street 4-4
SUBJECT INDEX SUBJECT INDEX SUBJECT INDEX SUBJECT INDEX SUBJECT INDEX Access, Street 4-5 Appeals Determination by Director of Planning 4-2,9 Project Permit 4-6,7 Application/Fees Appeals 4,2,6,7,9,10 Conditional Use 4-3 Design Review 4-7,10 Optional Technical Review 4-3,10 Project Permit 4-6,7 Building standards 4-3 Covenants 4-6,7,10 Cultural Resources 4-2,6,7 Definitions 4-2	Settlement Conference Sign standards Specific Plan Exceptions Underground utilities Uses Conditional Uses Mixed Use Multi-Family Nonconforming screening and buffering Open Space Permitted Prohibited Walls Blank Buffering Street Yards 4-9 4-9 4-9 4-9 4-9 4-9 4-9 4-9 4-9 4-
SUBJECT INDEX SUBJECT PAGE Access, Street 4-5 Appeals Determination by Director of Planning 4-2,9 Project Permit 4-6,7 Application/Fees Appeals 4,2,6,7,9,10 Conditional Use 4-3 Design Review 4-7,10 Optional Technical Review 4-3,10 Project Permit 4-6,7 Building standards 4-3 Covenants 4-6,7,10 Cultural Resources 4-2,6,7 Definitions 4-2	Sign standards Specific Plan Exceptions 4-1 Underground utilities Uses Conditional Uses Mixed Use Multi-Family Nonconforming screening and buffering Open Space Permitted Prohibited Walls Blank Buffering Street 4-2,3 4-2,3 4-3 4-3 4-3 4-3 4-3 4-4 4-3 4-3 4-3 4-
SUBJECT INDEX SUBJECT PAGE Access, Street 4-5 Appeals Determination by Director of Planning 4-2,9 Project Permit 4-6,7 Application/Fees Appeals 4,2,6,7,9,10 Conditional Use 4-3 Design Review 4-7,10 Optional Technical Review 4-3,10 Project Permit 4-6,7 Building standards 4-3 Covenants 4-6,7,10 Cultural Resources 4-2,6,7	Specific Plan Exceptions Underground utilities Uses Conditional Uses Mixed Use Multi-Family Nonconforming screening and buffering Open Space Permitted Prohibited Walls Blank Buffering Street 4-4 4-2,3 4-2,3 4-4 4-2,3 4-2,3 4-2,3
SUBJECT Access, Street Appeals Determination by Director of Planning Project Permit A-6,7 Application/Fees Appeals Appeals Conditional Use A-3 Design Review A-7,10 Optional Technical Review Project Permit A-6,7 Building standards Covenants Covenants Cultural Resources A-5 A-5 A-6,7 A-6 A-7	Uses Conditional Uses Mixed Use Multi-Family Nonconforming screening and buffering Open Space Permitted Prohibited Walls Blank Buffering Street Yards 4-3 4-3 4-3 4-4 4-3 4-4 4-3 4-4 4-3 4-4 4-5 4-6 4-7 4-7 4-7 4-7 4-7 4-7 4-7
SUBJECT PAGE Access, Street 4-5 Appeals 4-2,9 Project Permit 4-6,7 Application/Fees 4,2,6,7,9,10 Conditional Use 4-3 Design Review 4-7,10 Optional Technical Review 4-3,10 Project Permit 4-6,7 Building standards 4-3 Covenants 4-6,7,10 Cultural Resources 4-2,6,7 Definitions 4-2	Uses Conditional Uses Aixed Use Mixed Use Multi-Family Nonconforming screening and buffering Open Space Permitted Prohibited Walls Blank Buffering Street Yards 4-3 4-3 4-3 4-4 4-4 4-4 4-2,3 4-4 4-4 4-4 4-2,3
SUBJECT PAGE Access, Street 4-5 Appeals 4-2,9 Project Permit 4-6,7 Application/Fees 4,2,6,7,9,10 Conditional Use 4-3 Design Review 4-7,10 Optional Technical Review 4-3,10 Project Permit 4-6,7 Building standards 4-3 Covenants 4-6,7,10 Cultural Resources 4-2,6,7 Definitions 4-2	Conditional Uses Mixed Use Mixed Use 4-2,4,5 Multi-Family Nonconforming screening and buffering Open Space Permitted Prohibited Walls Blank Buffering Street 4-2,3 4-3 4-3 4-3 4-4 4-3 4-4 4-3 4-4 4-4 4-5 4-4 4-5 4-4 4-6 4-7 4-7 4-7 4-7 4-7 4-7
Appeals Determination by Director of Planning Project Permit A-6,7 Application/Fees Appeals Appeals Appeals Appeals Appeals A-3 Design Review A-7,10 Optional Technical Review A-6,7 Building standards Covenants Covenants Cultural Resources 4-2,9 4-6,7,10 4-6,7,10 4-6,7 Definitions	Multi-Family Nonconforming screening and buffering Open Space Permitted Prohibited Walls Blank Buffering Street 4-2,3 4-3 4-3 4-3 4-3 4-3 4-4 4-3 4-4 4-3 4-4 4-3 4-4 4-3 4-4 4-3 4-4 4-3 4-4 4-4
Appeals Determination by Director of Planning Project Permit A-6,7 Application/Fees Appeals Appeals Appeals Appeals Appeals Appeals Appeals Appeals A-3 Design Review A-7,10 Optional Technical Review A-6,7 Building standards Covenants Covenants Cultural Resources 4-2,6,7 Definitions	Nonconforming screening and buffering Open Space Permitted Prohibited Walls Blank Buffering Street 4-2,3 4-3 4-4 4-3 4-4 4-3
Determination by Director of Planning Project Permit 4-6,7 Application/Fees Appeals Appeals Conditional Use Design Review Optional Technical Review Project Permit 4-6,7 Building standards 4-6,7,10 Covenants Covenants Coultural Resources 4-2,6,7 Definitions 4-2,9 4-3,10 4-3,10 4-6,7 4-6,7 4-1,0 4-1,0 4-1,0 4-1,0 4-1,0 4-2,0	Open Space Permitted 4-3 Prohibited 4-3 Walls Blank 4-2,3 Buffering 4-3 Street 4-2,3 Yards 4-4
Project Permit 4-6,7 Application/Fees 4,2,6,7,9,10 Appeals 4-3 Design Review 4-7,10 Optional Technical Review 4-3,10 Project Permit 4-6,7 Building standards 4-3 Covenants 4-6,7,10 Cultural Resources 4-2,6,7 Definitions 4-2	Permitted 4 Prohibited 4 Walls Blank 42,3 Buffering 43 Street 42,3
Application/Fees Appeals 4,2,6,7,9,10 Conditional Use 4-3 Design Review 4-7,10 Optional Technical Review 4-3,10 Project Permit 4-6,7 Building standards 4-3 Covenants 4-6,7,10 Cultural Resources 4-2,6,7	Prohibited 4-3 Walls Blank 4-2,3 Buffering 4-3 Street 4-2,3 Yards 4-4
Appeals 4,2,6,7,9,10 Conditional Use 4-3 Design Review 4-7,10 Optional Technical Review 4-3,10 Project Permit 4-6,7 Building standards 4-3 Covenants 4-6,7,10 Cultural Resources 4-2,6,7 Definitions 4-2	Walls Blank Buffering Street 4-2,3 4-4 4-4
Conditional Use Design Review 4-7,10 Optional Technical Review Project Permit 4-6,7 Building standards 4-6,7,10 Covenants Covenants Cultural Resources 4-2,6,7 Definitions 4-3	Blank 4-2,5 Buffering 4-5 Street 4-2,5 Yards 4-4
Design Review Optional Technical Review Project Permit 4-3,10 Project Permit 4-6,7 Building standards 4-6,7,10 Cultural Resources 4-2,6,7 Definitions 4-2	Blank 4-2,5 Buffering 4-5 Street 4-2,5 Yards 4-4
Optional Technical Review 4-3,10 Project Permit 4-6,7 Building standards 4-3 Covenants 4-6,7,10 Cultural Resources 4-2,6,7 Definitions 4-2	Buffering 4-3 Street 4-2,3 Yards 4-4
Project Permit 4-6,7 Building standards 4-3 Covenants 4-6,7,10 Cultural Resources 4-2,6,7 Definitions 4-2	Street 4-2,3 Yards 4-4
Building standards 4-3 Covenants 4-6,7,10 Cultural Resources 4-2,6,7 Definitions 4-2	Yards 4-4
Covenants 4-6,7,10 Cultural Resources 4-2,6,7	
Cultural Resources 4-2,6,7 Definitions 4-2	010CB2
Cultural Resources 4-2,6,7 Definitions 4-2	010CB2
Definitions 4-2	
Density incentives 4-6	
Design Review 4-7	
Design Review Board Technical Review Committee 4-8	
Design Review Guidelines 4-9	
Existing Uses 4-4	
Fees (See Application/Fees)	
Fioor Area Ratio (FAR) 4-2	
Additional Permitted Floor Area 4-2,6	
Base Permitted FAR 4-2,5	
Calculation 4-2,6	
Maximum Permitted FAR 4-2,5,6	
Permitted FAR 4-5	
Transfer of Unused Permitted Floor Area 4-2,6 Unused Permitted Floor Area 4-2,6 4-2,6	
Ground level development 4-3	
Height of buildings 4-3	
Landscaping 4-4,5	
Lighting 4-7	
Maintenance 4-4,5	
Neighborhood Amenities 4-2,6	
Open Space 4-2,6	
Open Space 4-2,6 Optional Technical Review 4-8	
Parking 4-3,5,6	
Project Permits 4-6,7	
Record of transfers 4-6	



COLORADO BOULEVARD SPECIFIC PLAN Ordinance No. 168,016 Effective February 8, 1992			Buffering Walls and Screening	6-ft. wall is required in residential areas. 6-ft. landscaped screening is	9A 9B
AN	NOTATED TABLE OF CONTENTS		required for auto servicing and storage yards.	30	
PROVISION	HIGHLIGHTS	SECTION		4-ft. wall is required for surface parking adjacent streets.	
Prohibitions	No building permit, certificate of occupancy, or change of use permit unless it conforms to	5	Yards	Roof features require screening. Subarea I: A 5-ft. front yard	10A
Uses	Specific Plan.	6		and a 5 to 10-ft. rear yard are required. Height is limited to 15 ft. within 15 ft. of rear line.	
Permitted	In Subarea I, specified uses in C4 Zone require approval by Zoning Administrator.	6A		Subareas I and III: A 5-ft. front yard and a 10-ft. rear yard are required. Height is limited to 15 ft. within 20 ft. of rear line.	10B
Limitations	Uses not permitted in Subareas II and III:	6B	Landscaping	5 percent of lot area is required to be landscaped.	11A
	 - Auto station & related retail - Automobile repair & painting - Storage yard - Hospital & convalescent home 			24-inch box trees to be planted at 25-ft. intervals along street.	11B
	 Fast food drive-thru restaurant Rental equipment yard Mini-shopping center Nightime businesses 			7 percent of surface parking to be landscaped (included in 5 percent requirement for lot area).	11C
	- Motel and hotel - Rescue mission			Parking structures to have landscaping equal to 2 percent of structure floor area.	11D
	In Subareas I and III, multi- family uses permitted in Mixed Use Projects not exceeding density permitted in R3 Zone.			Mixed Use Projects to have 100 sq. ft. of open space per dwelling unit, landscaped where feasible.	11E
	In Subarea II, no multi-family use unless it enhances a			Front yard shall be landscaped.	11F
Dulldlag	cultural resource.	74		Property owner is responsible for maintaining landscaping.	11G
Building Standards	Ground level development requires street walls along frontage, with limitations on blank walls.	7A		Excludes exterior remodelling and projects not adding 10 percent or more in floor area.	11H
	In Subarea II, transparent features are required in first story street walls.	7B	Existing Uses	Required to conform within 5 years with screening and buffering requirements.	12A
Building Height	In Subareas I or III, height is limited to 55 feet.	8		Property owner is responsible for maintaining landscaping.	12B
	In Subarea II, height is limited to 30 feet, with exceptions.				

PROVISION

HIGHLIGHTS

SECTION

Part 3

PROVISION	HIGHLIGHTS	SECTION
Parking	Minimum parking requirements set for Mixed Use Projects: Buildings 50 percent office provide 1 space per 50 sq. ft. of floor area; restaurants under 1,000 sq. ft. provide 1 space per 200 sq. ft. and restaurants over 1,000 sq. ft. provide 1 space per 100 sq. ft.	13A
Street Access	Department of Transportation must review and approve.	13C
Sign Standards	Director of Planning must approve pursuant to Section 19.	14A
	Prohibited: Off-site signs, roof signs, pole signs, animated signs (including flashing and neon signs)	
Permitted Floor Area Ratio	Projects in plan area have Base Permitted Floor Area Ratio of 1:1, with transfers permitted. Maximum Permitted Floor Area Ratio is 2.5:1 in Subareas I and III.	15A-F
Project Permits	Required for projects exceeding Base Permitted Floor Area.	15H
Preservation of Cultural Resources	Cultural resource shall be retained and enhanced, with transfers permitted for unused portions in Subarea II to a receiver site in Subareas 1 & III.	16
Underground Utilities	Underground utilities shall be installed underground.	17
Lighting	Building permit requires Director of Planning to approve exterior lighting plan.	18
Design Review	Building permits in Subareas II require design review approval. New signs required for all new signs in Subareas I, II and III.	19

010CB3 (032195)

COLORADO BOULEVARD SPECIFIC PLAN Ordinance No. 168,046 Effective August 9, 1992

An ordinance establishing a Specific Plan for a portion of Colorado Boulevard in the City of Los Angeles.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. ESTABLISHMENT OF THE SPECIFIC PLAN. The City Council hereby establishes the Colorado Boulevard Specific Plan applicable to that area of the City of Los Angeles shown within the solid black lines and divided into three subareas as shown within the dashed lines on the Specific Plan maps.

Section 2. RELATIONSHIP TO PROVISIONS OF THE LOS ANGELES MUNICIPAL CODE.

- A. The regulations of the Specific Plan are in addition to those set forth in the planning and zoning provisions of Los Angeles Municipal Code (L.A.M.C.) Chapter I, as amended, and any other relevant ordinances and do not convey any rights not otherwise granted under the provisions and procedures contained in that Chapter and other relevant ordinances, except as specifically provided herein.
- B. Wherever this Specific Plan contains provisions which require greater setbacks, lower densities, lower heights, more restrictive uses, greater parking requirements or other greater restrictions or limitations on development than would be required by the provisions contained in L.A.M.C. Chapter I, the Specific Plan shall prevail and supersede the applicable provisions of that Code.
- C. Procedures for the granting of exceptions to the requirements of this Specific Plan are established in L.A.M.C. Section 11.5.7 D. In approving an exception to this Specific Plan, pursuant to Section 11.5.7 D, the City Planning Commission, and the City Council on appeal, may simultaneously approve any conditional use under their jurisdiction. Only one fee shall be required for joint applications.

Section 3. PURPOSES. Colorado Boulevard within the Specific Plan area is a significant commercial area, particularly Subareas I and III. It is the purpose of this Specific Plan to insure that future development in the Specific Plan area occurs in a manner which is compatible with the surrounding residential community and with the capacity of the circulation system. The following general policies shall guide development within the Specific Plan area:

A. Intensity and type of commercial uses shall be consistent with the character of the Eagle Rock Community. The regulations developed in this Specific Plan are intended to protect nearby residential neighborhoods from possible detrimental effects of commercial uses.

- B. Subarea II shall have a pedestrian orientation. In this subarea, low intensity development shall be encouraged to take place as well as the preservation of cultural resources.
- C. Pedestrian-oriented design and development shall be encouraged and the adverse environmental effects of development within the Specific Plan area shall be minimized.
- D. Transfer of unused permitted floor area shall be permitted from properties within the pedestrian core area to other properties within the Specific Plan area.
- E. All new development shall include adequate buffering from nearby residential uses. Unsightly existing and new uses shall be properly screened, especially when fronting streets.
- F. Multi-family residential development shall only be encouraged above ground floor commercial or communityrelated uses within Specific Plan Subareas I and III.
- G. Shared parking for commercial uses shall be encouraged as well as a peripheral parking program. To the extent feasible, parking shall be provided in the rear of commercial lots.
- H. Mature and healthy trees and green open space shall be preserved.
- To the maximum extent feasible, cultural resources, architecturally-significant or historic structures or community related landmarks shall be preserved.
- J. This Specific Plan for the Colorado Boulevard area is in conformance with the Northeast Community Plan which calls for the development of a Specific Plan for the purposes of designating land uses and building intensities, and implementing programs for improvement of circulation and traffic and other improvements in conformance with the Community Plan.
- K. This Specific Plan is designed to enhance Colorado Boulevard which is characterized by its topography, strong visual and physical definition as a major east-west commuter boulevard, two intersecting freeway systems and stable adjacent residential areas.
- L. This Specific Plan area is designed to address the problems in this Colorado Boulevard commercial strip, which is characterized by the concentration of auto-related businesses with no rear alleys in commercial zones, and with considerable traffic.
- M. This Specific Plan encourages preservation of these architecturally and community-significant buildings, although many have received citations for earthquake safety deficiencies.
- N. This Specific Plan calls for buffering walls and screening to protect the adjacent single-family residential community from the light, noise, visual blight, air pollution and other nuisances caused by the commercial development on Colorado Boulevard.

- This Specific Plan will encourage economic viability of the area for both residents and businesses alike.
- P. This Specific Plan is necessary in order to assure that development proceeds in an orderly fashion and in conformance with the General Plan of the City of Los Angeles.

Section 4. DEFINITIONS. The following words and phrases wherever used in this Specific Plan shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in L.A.M.C. Section 12.03, 17.02, 91.0402 through 91.0423 and 91.6203.

Blank Wall: A Blank Wall is a Street Wall or vehicle entry which faces the street and which has no architectural detailing, art work, landscaping, windows, doors or similar features.

Building Frontage: That portion of the perimeter wall of a building or structure which fronts on a public street or on a courtyard that is accessible from a public street.

Cultural Resource: A building or structure which is listed on the National Register of Historic Places or on the City's list of Cultural and Historic Monuments.

Director: The Director of Planning or the Director's designee.

Donor Site: A lot located within Subarea II from which unused Permitted Floor Area may be transferred to a Receiver Site within the Specific Plan area, pursuant to Section 15 of this Plan.

Fast Food Restaurant: A restaurant immediately adjacent to an automobile parking area, from which patrons are served at a counter and a drive-through window.

Floor Area Ratio: A multiplier applied to the buildable area of a commercially or residentially zoned lot in order to determine the maximum allowable square footage of a building.

Mixed-Use: One or more buildings on a lot or lots which contain both commercial and residential uses and in which the residential portion of the building does not exceed a floor area ratio of one to one (1:1).

Neighborhood Amenities: Uses or services regularly used by neighborhood residents, such as a child care facilities, community centers, senior citizen centers, libraries, parks, museums, or neighborhood recreational centers, and other similar uses and services as determined by the Zoning Administrator. Sale of goods or products may only be incidental to the main service use.

Open Space: Land which is free of buildings, surface parking, driveways for automobiles or trucks and other improvements, except for planted areas or recreational facilities. Open Space does not include required setbacks.

Permitted Floor Area, Additional: Floor area in excess of that permitted by the Base Permitted Floor Area allowed on Receiver Sites, pursuant to the procedures set forth in Section 15 of this Specific Plan.

Permitted Floor Area Ratio, Base: The Floor Area Ratio permitted on a lot in the Specific Plan area prior to the transfer of floor area, pursuant to the procedures set forth in Section 15 of this Specific Plan.

Permitted Floor Area Ratio, Unused: The square footage remaining after subtracting the actual floor area contained within all existing buildings on the Donor Site from the Base Permitted Floor Area on the Donor Site, prior to any transfer of floor area.

Premises: A building or portion thereof used for a single business.

Project: The construction, erection, addition to or structural alteration of any building or structure or a change of use on a lot located in whole or in part within the Specific Plan area. A Project does not include interior remodeling of a building which does not increase the floor area.

Receiver Site: A lot within Subareas I or III to which Unused Permitted Floor Area Ratio may be transferred. The term Receiver Site does not include a lot containing a Cultural Resource.

Subarea I: A portion of this Specific Plan area bounded by Eagle Dale Avenue on the west and midblock between Windermere Avenue/Ellenwood Drive and the alley west of Eagle Rock Boulevard on the east, as indicated in the map in Section 1 of this Specific Plan.

Subarea II: A portion of this Specific Plan area bounded by midblock between Windermere Avenue/Ellenwood Drive and the alley west of Eagle Rock Boulevard and Dahlia Avenue/Loleta Avenue on the east as indicated in the map in Section 1 of this Specific Plan.

Subarea III: A portion of this Specific Plan area bounded by Dahlia Avenue/Loleta Avenue and Eagle Vista Drive as indicated in the map in Section 1 of this Specific Plan.

Street Wall: A Street Wall is an exterior wall of a building which faces Colorado Boulevard, Eagle Rock Boulevard or any street which intersects either Colorado or Eagle Rock Boulevard.

Transparent: A clear or lightly tinted material with a light transmission level of not less than 40 percent and which is used for doors or windows, including display windows.

Unoccupied Tower: A structure, attached to a building, which is solely an architectural feature, which has a vertical dimension greater than its horizontal dimension, which is designed so that it may not be occupied by individuals, goods, materials or equipment, and which is not used for warehousing or office purposes.

Section 5. PROHIBITIONS. No building permit, certificate of occupancy or change of use permit for a Project in the Specific Plan area shall be issued unless the Director of Planning determines that the Project conforms to the applicable provisions of this Specific Plan.

Appeals from such a determination of the Director of Planning may be made pursuant to the procedures set forth in Section 19 D 3(g) of this Specific Plan.

Section 6. USES.

A. Permitted Uses. Any use permitted in the C4 Zone on the effective date of this Specific Plan shall be permitted within the Specific Plan area on C4 zoned lots, with the following limitations.

B. Limitations.

- The following uses shall not be permitted in Subareas II and III and shall be permitted within Subarea I only after the Zoning Administrator has approved the use as set forth in Paragraph 2 below:
 - Automobile service station and other automobilerelated retail use;
 - b. Automobile repairing and painting;
 - Storage yard (automobile, machinery, construction material);
 - d. Hospital and convalescent home;
 - e. Fast food drive-through restaurant;
 - f. Rental equipment yard;
 - g. Mini-shopping center;
 - Any business which operates between the hours of 9 p.m. and 7 a.m.;
 - i. Motel and hotel; and
 - Rescue mission.
- 2. The above-listed uses may be permitted in Subarea 1, pursuant to approval by the Zoning Administrator. The Zoning Administrator shall have authority to approve any such use. The Zoning Administrator, in approving any of these uses, shall make the findings contained in L.A.M.C. Section 12.24 C 1. Approval of uses through this procedure shall not be construed as exempting the Project from other applicable provisions of this Specific Plan.
- In Subareas I and III, multi-family uses shall only be permitted in Mixed-Use Projects with a residential density not to exceed the density permitted in the R3 Zone.
- No multi-family uses shall be permitted in Subarea II unless it enhances or retains a Cultural Resource.

Section 7. BUILDING STANDARDS.

A. Ground Level Development.

 Every Project shall include a Street Wall, which shall extend for at least 75 percent of the length of the street frontage, and shall be located five feet from the front lot line.

- Blank Walls shall be limited to segments of 15 feet in length, except that Blank Walls which contain a vehicle entry door shall be limited to the width of the door plus five feet.
- B. Transparency of Street Walls. At least 60 percent of the area of the first story Street Wall of any Project in Subarea II adjacent to Colorado Boulevard or Eagle Rock Boulevard shall consist of Transparent windows, doors, or openings affording views into retail, office or lobby space. This Transparency requirement is 30 percent for those Projects adjacent to streets other than Colorado or Eagle Rock Boulevards. The Transparency area shall be calculated separately for each street frontage and shall not be accumulated in those cases where a Project includes first story Street Walls along more than one street.

Section 8. BUILDING HEIGHT.

Notwithstanding L.A.M.C. Section 12.21.1 A 10 to the contrary, no Project within Subareas I or III shall exceed 55 feet in height above grade.

Notwithstanding L.A.M.C. Section 12.21.1 A 10 to the contrary, no Project within Subarea II shall exceed 30 feet in height above grade.

Exceptions:

Unoccupied Towers located at the corners of buildings may extend an additional 15 feet above the building height permitted in Subsection A 2 above.

No portion of any roof structure, as described in L.A.M.C. Section 12.21.1 B 3, shall exceed the specified height limits in Subarea II by more than five feet and in Subareas I and III by more than ten feet. In no case shall a roof structure permitted by L.A.M.C. Section 12.21.1 which exceeds the height limit specified in Subsection A above be permitted to add floor area.

Section 9. BUFFERING WALLS AND SCREENING.

A. Buffering Walls. Any Project located on a lot which abuts a residentially zoned lot or a lot on which a residential use is located shall include a solid, decorative masonry wall, 6 feet in height, as measured from grade.

B. Screening.

- Auto-servicing uses and storage yards shall be screened with six-foot high landscaped, decorative screening from any abutting streets or residential uses. When the storage yard is used for the display of new cars, nursery materials, pottery or other artifacts, the Director of Planning may waive the screening requirement.
- Notwithstanding any other provision of the L.A.M.C. to the contrary, surface parking, when adjacent to a street, shall be screened with a four-foot high, solid, decorative, masonry wall. However, when surface parking abuts a residential use, then a minimum wall height of six feet shall be required.

 Roof-mounted mechanical equipment and/or duct work which exceeds the height of the roof ridge or parapet wall, whichever is higher, shall be screened from a horizontal view with materials compatible with the design of the building.

The Director of Planning may grant exceptions from the requirements of this Section for existing buffering, provided that the Director finds that the existing buffering conforms to the intent of this Section.

Section 10. YARDS.

- A. Subarea II (Neighborhood-serving pedestrian core).
 - A five-foot front yard and a ten-foot rear yard shall be required for lots with a depth of 150 or more feet.
 - A five-foot front yard and a five-foot rear yard shall be required for lots with a depth of less than 150 feet.
 - No portion of a Project above 15 feet in height shall be within 15 feet of the rear lot line.

B. Subareas I and III.

- All lots shall have a five-foot front yard and a ten-foot rear yard.
- No portion of a Project above 15 feet in height shall be within 20 feet of the rear lot line.
- C. This Section shall not apply to a Project which consists only of interior or exterior remodelling.

Section 11. LANDSCAPING. Projects shall meet the requirements of this Section, as determined by the Director of Planning.

- A. At least five percent of a Project's total lot area shall be landscaped.
- B. Twenty-four inch box trees shall be planted at 25 foot intervals along the street frontage of lots on which Projects are located. However, the planting of trees shall not obstruct driveways or interfere with utilities. Existing street trees may be used to satisfy this provision.

Prior to issuance of any grading or other building permit for a Project, a plan showing all existing and proposed trees on the lot shall be submitted to the City Planning Department and the Street Tree Division of the Bureau of Street Maintenance for approval. If the plan calls for removal of existing trees, then the plan shall be prepared by a reputable tree expert, as defined by L.A.M.C. Section 17.02, and shall contain measures recommended by the tree expert for the preservation of as many trees as possible and the number of desirable trees that require removal. Replacement trees shall not be smaller than 24 inch box trees, less than eight feet in height, or less than two inches in trunk diameter and shall not have a crown spread of less than five feet. Further, all trees shall be in a healthy growing condition. Root bound trees are not acceptable.

- C. At least seven percent of the total area of a surface parking area shall be landscaped. This percentage shall be included in the computation of the five percent requirement of Subsection A above. Twenty-four inch box trees shall be planted at a ratio of one for every four surface parking spaces and dispersed within the parking area so as to shade the uncovered, unroofed surface parking area.
- D. Parking structures shall have landscaping equal to at least two percent of the total floor area of the parking structure. Half of this required landscaped area shall be at the ground level in a buffer strip within eight feet of the parking structure walls. Subterranean parking spaces shall not be counted in the calculation of parking structure floor area. However, if the highest level of a parking structure is situated at the first story, then, notwithstanding the two percent requirement above, a landscaped area shall be provided around the outside of the parking structure and shall be at least seven percent of the floor area of the first story.
- E. All Mixed-Use Projects shall provide at least one hundred square feet of Open Space area per dwelling unit. When feasible, the Open Space shall be landscaped.
- F. The front yard shall be attractively landscaped. However, no landscaping is required for driveways or passageway areas when surface parking or a parking structure is provided along the street frontage.
- G. It shall be the responsibility of the property owner of any Project to maintain all landscape features located on private property, including but not limited to plant material, signs, walkways, benches, and fountains, in accordance with the following criteria:
 - Each fabricated feature shall be maintained in a condition as near as possible to its original state when installed, both in structural integrity and cosmetic appearance;
 - All vegetation shall be maintained, i.e., watered, fertilized, trimmed, etc., in a first-class condition and shall be designed in accordance with water conversation principles.
- H. This Section shall not apply to a Project which consists only of exterior remodelling or to a Project which does not add floor area equal to or greater than 10 percent of the floor area of the existing building.

Section 12. EXISTING USES.

- A. Existing uses on lots within the Specific Plan area shall be made to conform to the screening and buffering requirements of Section 9 within five years from the effective date of this Specific Plan.
- B. The owner of any lot in the Specific Plan area which contains landscaping or on which landscaping is planted shall maintain that landscaping in a first class condition.
- C. The owner of any lot in the Specific Plan area which contains landscape features, including but not limited to signs, walkways, benches and fountains shall maintain these features in a condition as near as possible to their original

state when installed, both in structural integrity and cosmetic appearance. If more than normal maintenance work is required to comply with this requirement, as determined by the Department of City Planning, then the features shall be made to comply within one year of the effective date of this Plan.

D. The Director may, upon a showing of good cause, grant an extension of time for compliance with the requirements of this Section, such time not to exceed an additional two years.

Section 13. PARKING AND STREET ACCESS REQUIREMENTS.

Projects shall meet the requirements of this Section, as determined by the Department of Building and Safety.

- A. The minimum parking requirements shall be as follows:
 - 1. For residential portions of Mixed-Use Projects, the Project shall provide for tenant parking on the subject lot, as required by L.A.M.C. Section 12.21 A, 4(a), and guest parking at a ratio of one-quarter of a parking space for each dwelling unit in excess of that required by the L.A.M.C. Provided, however, that any condominium Project which has had a tentative tract map approved by the Advisory Agency (which tract map has not yet expired) or any apartment building or condominium (for which the building permit issued by the Department of Building and Safety prior to the effective date of this Specific Plan has not yet expired) shall be exempt from the parking requirements contained in this Paragraph.
 - For buildings with more than 50 percent of the floor area used for office space, one parking space shall be required for each 500 square feet of floor area.
 - For restaurants of less than 1,000 square feet of floor area, one parking space shall be required for each 200 square feet of floor area. For restaurants of 1,000 square feet of floor area or more, one parking space shall be required for each 100 square feet of floor area.
- B. These parking standards may be superseded by conditions of approval required by the Zoning Administrator, pursuant to Subsection 6 B 2 of this Specific Plan.
- C. Street Access. No building permit shall be issued for a Project located on a lot which has a coterminous lot line with Colorado Boulevard until the Department of Transportation has reviewed, in detail, and approved the adequacy of the parking lot or parking structure design, including the number and placement of driveways for street access.
- D. Where the lot or lots to be developed have a lot line coterminous with a street other than Colorado Boulevard, then direct access to or from Colorado Boulevard shall not be encouraged.
- E. Where the lot or lots to be developed do not have a lot line coterminous with a street other than Colorado Boulevard, but do have abutting the rear lot line a street or an alley which has an outlet to a street other than Colorado Boulevard, then the site plans shall incorporate street or alley access points in addition to those on Colorado Boulevard.

- F. No parking shall be permitted on that portion of a lot located between the front lot line and any portion of a building which faces Colorado Boulevard, Eagle Rock Boulevard or any street which intersects either Colorado or Eagle Rock Boulevards.
- G. The provisions of this Section shall not apply to Projects which consist only of exterior remodelling.

Section 14. SIGN STANDARDS.

- A. Approval. No building permit or sign permit for an exterior sign shall be issued, nor shall any exterior sign be installed, unless the proposed sign has been reviewed and approved by the Director of Planning pursuant to the provisions in Section 19. In making a determination, the Director of Planning shall consider the type, area, height, shape, and projection of the proposed sign.
- B. Prohibitions. The following signs are expressly prohibited:
 - Off-site signs, except existing legally erected off-site commercial signs located in the Specific Plan area may be replaced at a new site provided that the new location is in Subarea I or III, and the new sign otherwise is permitted pursuant to Division 62 - Signs (Section 91.6220 - Off-Site Signs) of the L.A.M.C. and meets all of the current ordinance requirements. The new sign shall not exceed the display area of the sign being replaced and shall be set back five feet from the front property line.
 - 2. Roof signs.
 - 3. Pole signs.
 - 4. Animated signs, including flashing neon signs.
 - 5. Mural signs.

Section 15. PERMITTED FLOOR AREA RATIO AND PROJECT PERMITS.

- A. Base Permitted Floor Area Ratio. Projects within the Specific Plan area shall have a Base Permitted Floor Area Ratio of 1:1; however, Unused Permitted Floor Area may be transferred as provided for in this Section.
- B. Maximum Permitted Floor Area Ratio.
 - The maximum permitted Floor Area Ratio on lots within Subareas I and III, including transfer of floor area or density incentives, pursuant to Subsection D below, shall not exceed 2.5:1
 - The maximum permitted Floor Area Ratio on lots within Subarea II, including Additional Permitted Floor Area for density incentives pursuant to Subsections D below, shall not exceed 1.5:1.
- C. Additional Permitted Floor Area. The City Planning Commission may grant a Project Permit approving Additional Permitted Floor Area, pursuant to this Section.

D. Density Incentives.

- Provision of Neighborhood Amenities in exchange for Additional Permitted Floor Area shall be permitted in all subareas within the Specific Plan area. The City Planning Commission may approve an additional three square feet of floor area for each square foot of Neighborhood Amenities, provided the continued use of the floor area for Neighborhood Amenities is guaranteed by covenant as defined in Subsection G below.
- 2. Provision of usable publicly accessible landscaped Open Space (i.e., landscaped courtyard, park, recreational area) in exchange for Additional Permitted Floor Area shall be permitted in all subareas within the Specific Plan area. The City Planning Commission may approve an additional one and one half square feet of floor area for each square foot of Open Space, provided maintenance of the Open Space use is guaranteed by covenant. This Open Space may be provided either on the lot on which the Project is located or on another lot within the Specific Plan area.
- 3. Rehabilitation of Cultural Resources, described in Section 16 of this Specific Plan, in exchange for Additional Permitted Floor Area shall be permitted within the Specific Plan area. The City Planning Commission may approve an additional one square foot of floor area for each square foot of floor area contained in the rehabilitated Cultural Resource, provided the continuation and maintenance of the Cultural Resource is guaranteed by covenant. Rehabilitation of any Cultural Resource shall be to the U.S. Secretary of Interior's standards and at the expense of the applicant.
- 4. Provision of parking spaces for public use in excess of those required by Section 13 of this Specific Plan or of those required by the L.A.M.C., whichever is greater, in exchange for Additional Permitted Floor Area shall be permitted within the Specific Plan area, provided that such additional spaces are available for users patronizing businesses other than the Project benefiting from the development bonus. The City Planning Commission may approve an additional four hundred square feet of floor area for each additional parking space, provided that maintenance of the parking space for use by patrons of these other businesses is guaranteed by covenant.
- E. Transfer of Unused Permitted Floor Area. The City Planning Commission, or the City Council on appeal, may approve a transfer of Unused Permitted Floor Area from a Donor Site to a Receiver Site, provided the transfer is in conformance with the following rules for transfer:
 - Transfer of Unused Permitted Floor Area from a Donor Site located within Subarea II is permitted only to Subareas I and III.
 - The Maximum Unused Permitted Floor Area from Donor Sites in Subarea li that can be transferred to Receiver Sites within the Specific Plan area shall not exceed 1:1.

- Unused Permitted Floor Area may be transferred to a Receiver Site from more than one Donor Site, and may also be transferred to more than one Receiver Site from a single Donor Site.
- 4. Record of Transfers. The Department of Planning shall maintain a record of any transfers of Unused Permitted Floor Area between parcels within the Specific Plan area, and other records as may be necessary to provide a current and accurate account of the transferred floor area available for use on any lot within the Specific Plan area. These records shall be available for public inspection.

F. Calculating Floor Area.

- In calculating floor area, the area of an Unoccupied Tower shall not be calculated as floor area.
- In calculating floor area, the yard requirements in Section 10 of this Specific Plan shall not reduce or limit the buildable area of a lot.
- G. Covenants. Prior to the issuance of building permits for a Project utilizing one or more of the mechanisms listed in Subsection D above, all fee owners of the lot or lots involved shall execute a covenant and agreement in a form designed to run with the land and be binding on future owners, assigns and heirs and which is satisfactory to the Department of City Planning. The covenant shall acknowledge the reduced Permitted Floor Area on a donor Site to the extent Unused Permitted Floor Area was transferred to a Receiver Site, and shall guarantee the continued provision of Neighborhood Amenities, the rehabilitation and continued maintenance and operation of a Cultural Resource or the continued provision of additional parking spaces for the life of the Project, in exchange for Additional Permitted Floor Area. The applicant shall record the covenant in the County Recorder's Office and shall file certified copies with the Departments of City Planning and Building and Safety.

H. Project Permit.

- Authority. No building permit shall be issued for any Project exceeding the Base Permitted Floor Area Ratio set forth in Subsection A above, unless the City Planning Commission, or the City Council on appeal, has granted a Project Permit approving Additional Permitted Floor Area pursuant to this Section.
- Findings. The City Planning Commission, or the City Council on appeal, may approve a Project Permit only if it makes the following findings:
 - a. That the Project conforms to all applicable provisions of and is consistent with the purposes and objectives of this Specific Plan, the General Plan and all applicable L.A.M.C. provisions, including:
 - That the transfer or density incentive results in Floor Area Ratios and overall densities of the Donor and Receiver Sites in conformance with this Specific Plan; and

- ii. That the total floor area of the proposed Project, including any Additional Permitted Floor Area, does not exceed the Maximum Permitted Floor Area Ratio specified in Subsection B of this Section.
- That the Project incorporates all feasible mitigation measures recommended in any environmental assessment;
- c. That the increase in density generated by the proposed transfer or density incentive is appropriate with respect to location and access to the circulation system, other existing and proposed developments, and the City's supporting infrastructure;
- d. That the transfer or density incentive does not result in a Project which is out of scale with surrounding development in the area or which is incompatible with surrounding uses;
- e. That the transfer or density incentive serves the public interest by providing public benefits, which mitigate the impacts on transportation, housing, Open Space, and cultural, community and public facilities caused by the Project either by itself or cumulatively with other developments.
- 3. Conditions of Approval. In approving any Project Permit, the City Planning Commission or the City Council on appeal, may impose such conditions as it deems necessary to protect the best interests of the surrounding property or neighborhood, or to secure an appropriate development in harmony with the objectives of the Specific Plan and of the General Plan.
- Procedure. A Project Permit application and determination shall be processed in the same manner and with the same time limits as conditional use approvals pursuant to L.A.M.C. Section 12.24 B 3.
- Fees. A filing fee for an application for a Project Permit to the Commission shall be the same as for a conditional use to the Commission pursuant to L.A.M.C. Section 19.01 C.
- 6. Appeals. An appeal from a Project Permit determination may be taken to the City Council. The time limits and procedures for such an appeal shall be the same as for appeals of Commission determinations of conditional use permits to the City Council, pursuant to L.A.M.C. Section 12.24 B. The fee for appeal shall be the same as those set forth in L.A.M.C. Section 19.01 C for appeals to the City Council from conditional use determinations by the Commission.
- Exemption. This Section shall not apply to a Project which consists only of exterior remodelling.

Section 16. PRESERVATION OF CULTURAL RESOURCES.

 To the maximum extent feasible, Cultural Resources shall be retained and enhanced. B. Any portion of Unused Permitted Floor Area on a Cultural Resource Site in Subarea II may be transferred to any Receiver Site located in Subareas I and III. Any such transfer shall be evidenced by a covenant and agreement executed by the transferor and transferee, which document restricts the floor area on the Cultural Resource site to the extent such Unused Permitted Floor Area is transferred to a Receiver Site. The covenant, satisfactory to the Department of City Planning, shall be in a form designed to run with the land and be binding on subsequent owners, heirs and assigns. The covenant shall be recorded in the County Recorder's Office and the applicant shall file a certified copy of the recorded covenant with the Department of City Planning. This transfer of Unused Permitted Floor Area may be combined with any other transfer linked to the rehabilitation of the Cultural Resource as described in Section 15 D 3 of this Specific Plan.

Section 17. UNDERGROUND UTILITIES. All new utility lines which directly serve a new Project shall be installed underground. If underground service is not currently available, then provisions shall be made for future underground service.

Section 18. LIGHTING. No building permit shall be issued for any Project unless the Director of Planning has approved an exterior lighting plan in conformance with this Section. All exterior outdoor lamp fixtures shall be shielded to minimize illumination of adjacent properties and to reduce glare. Floodlighting of buildings shall be prohibited, as well as the use of low-pressure sodium lighting devices. All exterior lighting, except for purposes of safety, security and to illuminate signs and billboards, shall be turned off at the end of business hours.

Section 19. DESIGN REVIEW. The purpose of this Section is to provide guidelines and a procedure for review and approval by the Director of Planning of the design of buildings within Subarea II and signs within Subareas I. II and III.

A. Prohibition.

- Within Subarea II of this Specific Plan area, no building permit shall be issued for any Project unless the Project is reviewed and approved by the Director of Planning after finding that the Project complies with the Specific Plan and design guidelines. In making a determination, the Director may consider the recommendations of the Colorado Boulevard Specific Plan Design Review Board.
- No sign permit shall be issued for any new sign within the Specific Plan area unless a graphic representation and location plan of the sign has been reviewed and approved by the Director of Planning. In making a determination, the Director may consider the recommendations of the Colorado Boulevard Specific Plan Design Review Board.
- B. Authority and Duties of Design Review Board. The Design Review Board shall make recommendations to the Director of Planning on aspects of exterior design, site layout, landscaping, height and bulk of any building, structure, sign or other Project after reviewing plans, elevations and/or other graphic representations to assure compliance with the criteria set forth in this Specific Plan.

C. Appointment and Composition.

- Appointment of Members. The Design Review Board shall consist of seven voting members. The Design Review Board shall be constituted as follows:
 - a. Three members shall be licensed architects;
 - Two members shall be from among the following disciplines: landscape architecture, urban planning, or architectural historic preservation; and
 - Two additional members.

All members shall reside or operate a business within the Specific Plan area, provided, however, that if no one is eligible for appointment in the designated discipline who is a resident or owner of a business in the area, the Councilmember(s) may make appointments without regard to this requirement.

The number of members to be appointed by a particular Councilmember shall be based on the percentage of land in the Design Review Board area that is within that council district if the Design Review Board is represented by more than one Councilmember.

The chairperson and vice-chairperson shall be elected by a majority of the Design Review Board members when the Design Review Board area is represented by more than one Councilmember. The Councilmember of a district may select the chairperson and vice-chairperson when the Design Review Board area is represented by only one Councilmember.

- 2. Terms of Membership. Initially, the members of the Design Review Board shall be appointed to staggered terms so that one term becomes vacant on each successive year. The term for four of these original members shall be for two years and for three of these original members, three years. Thereafter, the succeeding terms of each Design Review Board member shall be two years. No member may be appointed for more than two consecutive terms.
- 3. Vacancies. In the event of a vacancy occurring during the term of a member of the Design Review Board, the Councilmember that appointed the Board member, or the Councilmember's successor, shall make an appointment to serve the unexpired term of that Board member. Where that Board member is required to have specific qualification, if possible, the vacancy shall be filled by a person having that qualification.
- 4. Expiration of Term. Upon expiration of a term for any member of the Design Review Board, the appointment for the next succeeding term shall be made by the Councilmember that made the previous appointment, or that Councilmember's successor.
- Organization. The Design Review Board shall hold regular meetings and establish rules as it may deem necessary to property exercise its function.

Meetings shall be held twice per month. Meetings may be cancelled if no applications are received and processed within 14 calendar days of the next scheduled meeting.

 Quorum. The presence of four members shall constitute a quorum. If the Design Review Board cannot obtain a quorum for action within the stated time limits, then the Director of Planning shall act with no recommendation from the Design Review Board.

D. Procedure.

- Application. All applications for design review shall be submitted to the City Planning Department on a form supplied by the Department. An application shall be deemed complete only if it includes all the required materials as specified in Subsection F below. Upon acceptance of a completed application, the application shall be referred within 21 calendar days to the Design Review Board for its recommendation.
- Optional Technical Review. The applicant may request an optional technical review of conceptual drawings. The technical review shall be made by the Design Review Board Technical Review Committee, composed of the Director and designees of the following departments: Building and Safety, Transportation, Fire and Public Works.

3. Design Review.

- a. Subcommittee. A subcommittee of the Design Review Board, made up of three members of the Board appointed by the chairperson, may hold a preliminary subcommittee review meeting prior to regular Design Review Board meetings in order to consider the design components of applications and provide direction to applicants and recommendations to the Design Review Board.
- b. Review and Action of Design Review Board. The Design Review Board shall review the Project, at a public meeting, and submit its recommendation to the Director of Planning within 5 calendar days of the meeting, or within such additional time as is mutually agreed upon in writing between the applicant and the Director of Planning. If the Design Review Board has not made a recommendation on a Project at the first meeting after the Board received the Project application, then a second Design Review Board meeting shall be called within 30 calendar days of the first meeting for a final opportunity to resolve the issues.
- c. Applicant Proposed Modifications. If the applicant has modified his or her proposed Project and wishes to have the modifications reviewed at a timely second meeting, the applicant shall submit the proposed modifications to the Planning Department 14 calendar days before the date scheduled for the second meeting so that a second meeting may be held within 30 calendar days of the first meeting.

d. Design Review Board Recommendation. The Design Review Board's recommendation shall include approval, disapproval, or approval with the recommendations for modifications to the Project. The Design Review Board could make its recommendation based on the design criteria as described in Subsection E of this Section. Recommendations may describe how a proposed Project could be revised to be in conformance with the Plan.

The Design Review Board's recommendation shall not affect any discretionary approvals by applicable agencies and departments.

- Settlement Conference. The applicant may request a settlement conference within 5 calendar days after the second Design Review Board meeting, if the Design Review Board recommends against the Project or the recommendations for imposition of additional conditions are in dispute. The settlement conference will occur within 30 calendar days after the applicant's request. The chairperson of the settlement conference shall be a person designated by the Director of Planning. The attendees shall be: the Director's designee, one member of the Design Review Board, the applicant and any of the applicant's consultants, and representative(s) of the Councilmember in whose district the Project is located. This meeting shall be open to the public and subject to the provisions of the Brown Act. The recommendation of the settlement conference shall be transmitted to the Director of Planning for final action within 5 calendar days of the date of the settlement conference.
- f. Action of the Director of Planning. Within 10 calendar days following the receipt of the recommendation of the Design Review Board or settlement conference, or if no recommendation was received, then within 45 days of the date the application was initially referred by the Department to the Design Review Board for recommendation, the Director of Planning shall approve, disapprove, or approve with modifications the proposed Project and shall forward a copy of the determination to the applicant, the Design Review Board, the Councilmember in whose district the Project is located and any interested persons who have made a written request for notice.
- g. Appeals Procedure. The Mayor, a member of the City Council, an applicant, or any other person who lives or whose place of employment is located within a two mile radius of the boundary of the Specific Plan area may appeal a determination of the Director of Planning to the City Planning Commission, and thereafter to the City Council. Unless a Board member is an applicant, he or she may not appeal any design review determination of the Director or the Commission. The appeal shall set forth specifically wherein the determination of the Director or the decision of the City Planning

Commission fails to conform to the requirements of the Specific Plan or wherein the conditions imposed are improper. Such appeals must be made within 10 calendar days after the postmark of the Director's determination or the City Planning Commission's decision if appealed to the City Council, pursuant to the procedures established for tentative maps in L.A.M.C. Section 17.06.

- h. Conflict of Interest. Members shall not accept professional employment on a case that has been acted upon by the Board in the previous 12 months or is reasonably expected to be acted upon by the Board in the next 12 months.
- E. Design Review Guidelines. The following design elements shall be complied with by developers and utilized by the Director of Planning, the City Planning Commission, the City Council and the Design Review Board when evaluating the design of a Project:
 - 1. Recessed Windows and Door:
 - Windows shall be recessed a minimum of three inches (including trim) from the finished wall, as more fully described in Figures 17 to 21 in Appendix A in City Plan Case File No. 87-0386 SP.
 - b. Main entry doors shall be sufficiently recessed so that the door, upon outward movement, does not extend beyond the adjacent finished wall, as more fully described in Figures 17 to 21 in Appendix A in City Plan Case File No. 87-0386 SP.
 - Display windows required under Section 7 B shall be constructed by "bays" and repeated as an architectural feature if special dimensions allow, as more fully described in Figures 18 to 22 in Appendix A in City Plan Case File No. 87-0386 SP.
 - Beltcourse or similar architectural treatment shall be used to define floor levels, as more fully described in Figure 23 in Appendix A in City Plan Case File No. 87-0386 SP.
 - 4. A building located on a corner shall incorporate architectural features which orient the building to the corner by use of curvilinear design at the corner, corner entry, a corner tower, or a combination of these or similar architectural treatment, as more fully described in Figures 20 to 24 in Appendix A in City Plan Case File No. 87-0386 SP.
 - All buildings shall have parapet walls. Parapets shall be enhanced with architectural detailing, such as brackets and dental, architrave, cornice, frieze, or beltcourse.
 - 6. Pedestrian entrances to buildings shall be at grade.
 - Detailing: All door and window openings shall contain distinctive features utilizing techniques such as varying the orientation, type, color, size and shape of the surrounding materials, as more fully described in Figures 21 and 25 in Appendix A in City Plan Case File No. 87-0386 SP.

- All nontransparent wall surfaces shall be screened by the plantings of shrubs or vines which at maturity will cover the nontransparent wall surface to a height of nine feet.
- If security gates, shutters, or screening are installed over any Transparent wall surface or door, then they shall be placed on the interior of the building and hidden from view when not in use.
- No exterior stuccoing shall be allowed on buildings in existence on the effective date of this Specific Plan, unless the building was already stuccoed on the effective date.
- Awnings, if used, shall be individually integrated with the shape, form and dimensions of building bays or framing elements.
- 12. Seismic safety repairs shall be accomplished so that, to the extent possible, when completed, the repairs are not visible from the exterior of the building or the repairs are integrated into the design of the exterior of the building.
- 13. Remodeling efforts which consist of removing previous remodeling materials to restore or expose the original building are encouraged. Remodeling efforts, however, which would cover, remove or damage any of the exterior design or detailing of a building shall be prohibited.
- 14. Materials Statement (General Guidelines).
 - Use of brick as a basic building material or as s detailing material is encouraged.
 - Stucco, or a similar surfacing material is permissible on new construction, provided the finished surface is smooth (30 silica sand finish).
 Textured surfaces shall not be used.
 - The use of stucco or similar surfacing material may be used for architectural detailing.

F. Submittal Materials.

- Written narrative (maximum one page) setting forth how Project design conforms to design guidelines.
- Location map indicating the area of the City in which the Project is located.
- Vicinity map indicating significant developments, natural and man-made features and other relevant matters affecting the Project.
- Color photographs of the lot on which the Project is located and surrounding area, including buildings, to clearly represent the context of the Project design.
- Site plan, at a appropriate scale, that clearly represents all features of the site and significant design issues.
- Plans, at an appropriate scale, that show all significant items or floor levels necessary to clearly represent design intent.

- Elevations, at an appropriate scale, that show all necessary views of the item or building to clearly represent design intent.
- Sections, as deemed necessary by the architect/designer, at an appropriate scale to clearly represent design intent.
- 9. Perspective or model at applicant's discretion.
- 10. Materials sample board.
- 11. Landscape Plan.
- G. Fees. The filing fee for processing an optional technical review committee application shall be half the fee for processing a design review application.

The filing fee for processing a design review application shall be as set forth in L.A.M.C. Section 19.01.

The filing fee for processing an applicant's appeal from the Director of Planning's determination or City Planning Commission's decision shall be the same as for an appeal from a decision on a Specific Plan Design Review approval set forth in L.A.M.C. Section 19.01 P. The filing fee for processing such an appeal by a person other than the applicant shall be as provided in L.A.M.C. Section 19.01 K 2.

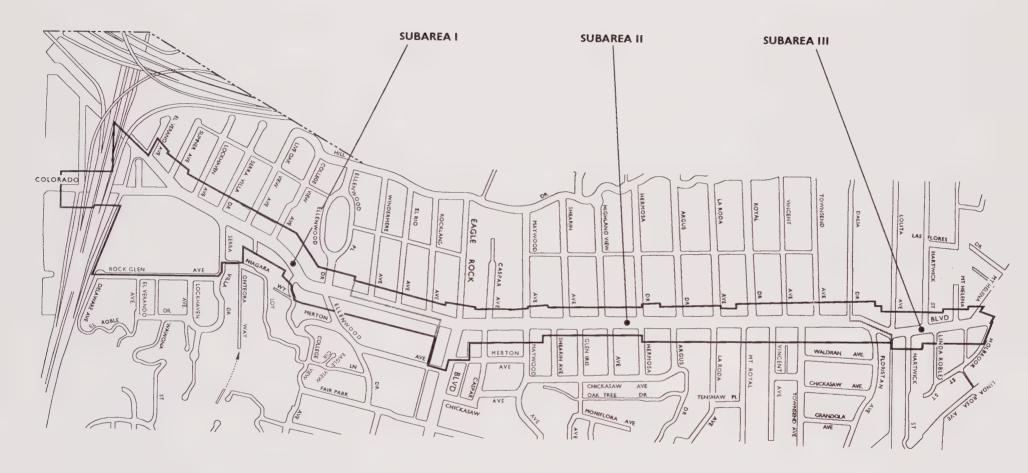
H. Development and Adoption for Further Design Guidelines. The Design Review Board shall propose further design guidelines to implement provisions of the Specific Plan. These guidelines may be illustrations, interpretations or clarifications of policies, and may address the color, materials, texture and/or design of features. The guidelines shall have no force or effect until approved by the City Planning Commission and updated as necessary, and copies of the guidelines shall be available from the Department of City Planning.

Section 20. OWNER ACKNOWLEDGEMENT OF LIMITATIONS.

The Department of Building and Safety shall issue no building permit for construction upon any lot within the Specific Plan area until such time as the owner or owners of the lot or lots have executed and recorded with the County Recorder, in a form designed to run with the land, binding on future owners, assigns and heirs, and satisfactory to the City Attorney, an acknowledgement and acceptance of the contents and limitations of this Specific Plan.

Section 21. SEVERABILITY. If any provisions of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other Specific Plan provisions, clauses, or applications thereof which can be implemented without the invalid provision, clause, or application and, to this end, the provisions and clauses of this Specific Plan are declared to be severable.

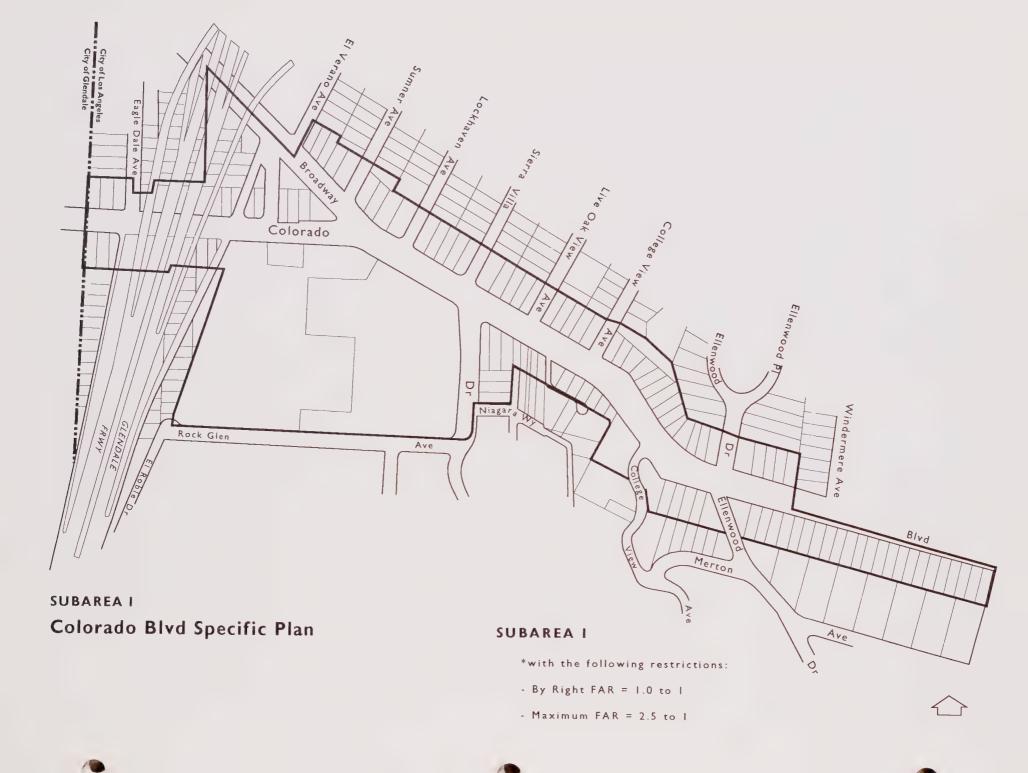
010CB4 (032195)

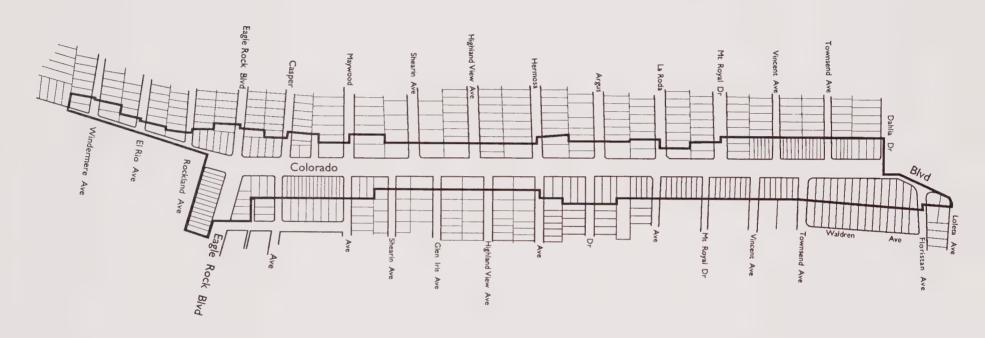


Colorado Blvd Specific Plan

(Between Eagle Dale and Eagle Vista)

Subarea Boundary





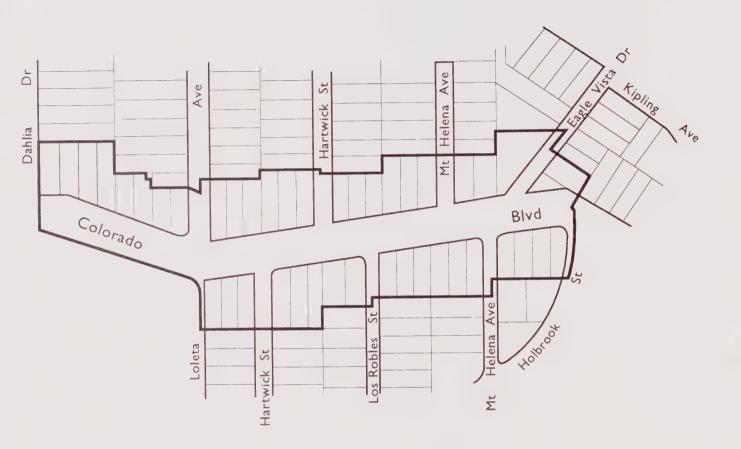
SUBAREA II Colorado Blvd Specific Plan

SUBAREA II

*with the following restrictions:

- By Right FAR = 1.0 to 1
- Maximum FAR = 1.5 to 1
- Height Limitation = 2 stories or 30 feet







SUBAREA III Colorado Blvd Specific Plan

SUBAREA III

- * with the following restrictions
- byRight FAR = 1.0 to 1
- Maxium FAR = 2.5 to 1

COLORADO BOULEVARD SPECIFIC PLAN Ordinance No. 168,046 Effective August 8, 1992

ADMINISTRATIVE RESPONSIBILITIES

Applicant/Owner

The applicant shall file an application for Design Review for: (1) all projects within Subarea II; and (2) signs within Subareas I, II and III. (19D)

The applicant may request an Optional Technical Review of conceptual drawings prior to filing an application, and a Settlement Conference after the second Design Review Board meeting. (19D)

The applicant shall also file a Project Permit for Additional Permitted Floor Area or Transfer of Unused Permitted Floor Area (15D,E) and or a Conditional Use application with the Zoning Administrator for specified uses (6B).

The owner shall execute a covenant and agreement regarding any approved additional Permitted Floor Area. (15G)

The applicant or other interested parties may appeal the determination of the Director of Planning to the City Planning Commission. The determination of the City Planning Commission may be appealed to the City Council. (19D3)

Design Review Board

The Design Review Board shall take an action to approve, disapprove or conditionally approve the project and transmit its determination to the Director of Planning. (19D3)

The Design Review Board shall make recommendations to the Director of Planning on aspects of exterior design, site layout, landscaping, height, and bulk of any building, structure, sign or other project. (19B)

Department of City Planning

The Director of Planning, upon receipt of the Design Review Board's action or settlement conference on a project, will approve, disapprove or modify said recommendation and forward a copy of the determination to the applicant, the Design Review Board and the Department of Building and Safety. (19D3)

The Director of Planning shall approve project landscaping, signs, and lighting, and may grant exceptions from the buffering requirements. (9B3)

The Department of City Planning shall maintain a record of any Transfers of Unused Permitted Floor Area. (15E4)

The Zoning Administrator shall make the determination on a application for specified uses in Subarea I. (6B2)

City Planning Commission

The City Planning Commission may grant a Project Permit approving Additional Permitted Floor Area (15C,D) or Transfer of Unused Permitted Floor Area. (15E)

The City Planning Commission shall make the determination on an appeal or a determination of the Director of Planning.

Department of Building and Safety

The Department of Building and Safety shall administer the parking provisions of the Specific Plan. (13)

Department of Transportation

The Department of Transportation shall administer the street access provisions of the Specific Plan. (13C)

City Council

The City Council shall make the determination on the appeal of a determination by the City Planning Commission. (19D3)

010CB5





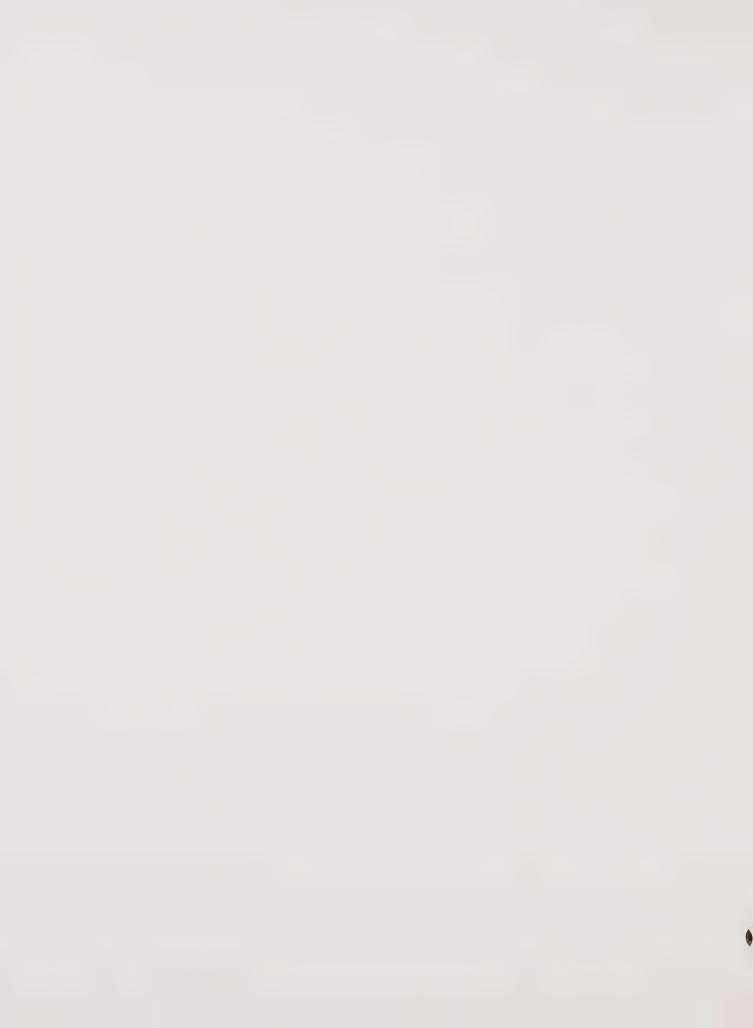


TABLE OF CONTENTS

Mount Washington/Glassell Park Specific Plan

- 1. Summary of Provisions
- 2. Subject Index
- 3. Annotated Table of Contents
- 4. Specific Plan Ordinance
- 5. Administrative Responsibilities

010MISC (032395)



Part 1

MOUNT WASHINGTON/GLASSELL PARK SPECIFIC PLAN Ordinance No. 168,707 Effective May 10, 1993

SUMMARY OF PROVISIONS

Affected Projects

New one-family and multi-family construction, alteration and additions.

One-Family Projects

Standards to be administered by the Department of Building and Safety:

- Ploor Area: The maximum permitted floor area is related to lot size. The floor area ratio (FAR) ranges from 0.27:1 to 0.5:1, with a lower FAR required on larger lots.
- Building Height and Stepbacks: The maximum height is 45 feet; however, within 6 feet of the front property line, the maximum height is 15 feet, and within 6 - 12 feet of the front property line, 24 feet.
- Prevailing Front Yard: The front yard shall equal the average depth of front yards within 200 feet, excluding 20% with the largest and smallest setbacks, vacant lots and development with nonconforming parking.
- Parking: Parking is pursuant to Code. Additional parking is not required if floor area is not increased by more than 200 square feet and the total floor area (as defined) does not exceed 2,400 square feet.
- Grading: Landform grading for grading over 1,000 cubic yards is required where safety permits.

Project Permit is required for:

- Design Variation: Architectural design elements of the front and rear elevations of a building must vary from adjacent structures by articulation and modulation of facades and by a variety of roof treatments.
- Native or Significant Trees: Relocation or removal of native or significant trees may be approved pursuant to Code regulations (Article 7 of Chapter 1 or Article 6 of Chapter IV) or by project permit.

Multiple-Family Projects

Standards to be administered by the Department of Building and Safety:

Fences and Walls: No wall within side or rear yards or open space areas shall exceed a height of 6 feet. A 6-foot solid wall is required along a lot line abutting a one-family dwelling.

- Refuse and Other Storage: Solid wall enclosure with a tightfitting metal-clad door is required for all open areas used for refuse or storage located within 15 feet of a residential zone or use.
- Usable Open Space: 100 square feet of open space, or 150 square feet of a private patio or enclosed yard, shall be provided at ground level for each dwelling unit. Any common open space area shall be at least 400 square feet in area and shall incorporate recreational amenities. Ten percent of recreation room area counts towards usable open space.

Landscaping:

The front yard and 50% of all open areas not used for buildings, driveways, covered parking, recreational facilities or walkways shall be landscaped. Landscaped open areas shall include one 24-inch box tree for every three dwelling units.

Surface Parking: One 24-inch box tree shall be planted for every four uncovered surface parking spaces; or, applicant may pay for the purchase, planting and maintenance of the equivalent number of trees to be placed in the public right-of-way. Parking areas or garages adjoining the front yard, front lot line or building frontage shall be visually screened by landscaped berms, at-grade landscaping or planters.

 Stairwell Treatment: Exterior stairwells shall be architecturally integrated with the predominant architectural design elements of the main building.

Project Permit required for:

- Building Facade Modulation: No exterior building wall shall exceed 30 linear feet along the front or rear elevation of a building without a change in plane of at least three feet for a horizontal distance of five feet.
- Native or Significant Trees: Relocation or removal of native trees may be approved pursuant to the Code (Article 7 of Chapter I or Article 6 of Chapter IV) or by project permit.

Procedures

- Project Permit applications for one-family and multi-family projects shall include specified exhibits. Applicant shall post a Notice of Intent.
- The Director of Planning shall make a determination on a Project Permit application, including written findings, and provide a copy of the determination to persons specified.
- Determination of the Director of Planning may be appealed to the City Planning Commission and further appealed to the City Council.

010MW(030295)



Part 2

MOUNT WASHINGTON/GLASSELL PARK SPECIFIC PLAN Ordinance No. 168,707 Effective May 10, 1993

SUBJECT INDEX

SUBJECT	PAGE
Appeals	4-6,
Application	4-4
Architectural Design Elements	4-1,
Definitions	4-
Exceptions	4-2
Fees	4-7
Landform Grading	4-2,
Landform Planting Design	4-5
Multi-Family Project	
Building Facade Modulation	4-5
Definition	4-2
Fences and Walls	4-4
Landscaping	4-5
Native/Significant Trees	4-4
Open Space, Areas	4-5
Parking, Surface	4-5
Refuse and Other Storage	4-4
Stairwell Treatment	4-5
Native Plants, Trees	4-2,4
Open Areas	4-5
One-Family Project	
Architectural Design Elements	4-1,4
Building Height, Stepbacks	4-3
Definition	4-1
Floor Area	4-2
Landform grading, Planting	4-3
Landscaping	4-3
Native/Significant Trees	4-4
Parking	4-3
Prevailing Front Yards	4-3
Procedures	4-6
Project Permit	4-4
Project Permit Review	4-6
Remodelling	4-2
Significant Tree(s)	4-2
Usable Open Space	4-2
Vested Rights	4-2



MOUNT WASHINGTON/GLASSELL PARK SPECIFIC PLAN Ordinance No. 168,707		C PLAN	PROVISION	HIGHLIGHTS	SECTION
	Effective May 10, 1993		Multi-Family Project -	Project Permit required; exception for interior remodelling.	7
	ANNOTATED TABLE OF CONTENTS		Fences, Yards	6 ft. max. height within side and rear yards and open space.	7A
PROVISION	HIGHLIGHTS	SECTION		6 ft. min. height along any lot line abutting one-family dwelling.	
Prohibitions		4	Refuse	Enclosure required within 15 ft. of	7B
One-Family Project	Standards for a Project Permit	4A	or Other Storage	residential use or zone.	, 5
Multi-Family Project	Standards for a Project Permit	4 B	Project Permit	8	8
Vested Right	For foundation	4C	Authority	Director of Planning issues Project Permits.	8 A
Exceptions	Department of Building and Safety safety order and remodels	5A	Residential Projects	Relocation or removal of native or significant trees requires approval.	8B
	Vested right for prior filing for plan check	5B	One-Family Projects	Variation of architectural design elements for front and rear building elevations required.	8C
	Addition to one-family dwelling	5C			
One-Family	Compliance with standards to be	6	Multi- Family Projects	Building facade modulation for front and rear building elevations required.	8D1
Project	determined by Department of Building and Safety.		·	Usable open space - 100 sq. ft. open space per dwelling unit or 150 sq. ft. if in private patio; 400 sq. ft. for	8D2
Floor Area Ratio (FAR)	Related to lot size; ranges from 0.27:1 to 0.5:1, with lower FAR required on	6A		common open space.	
	larger lots.		Landscaping	50 percent of usable open space shall be landscaped and include one 24-inch	8D3
Building Height &	45 ft.; 15 ft. within 6 ft. of front lot line; 24 ft. within 6 to 12 ft. of front	6B		box tree for every three dwelling units.	
Stepbacks	lot line.			One 24-inch box shade tree for every four uncovered surface parking spaces;	
Prevailing Front Yards	Average of front yards within 200 ft. on either side of lot, with exclusions.	6C		or, payment for purchase, planting and maintenance of equivalent in street	
Off-Street Parking	Additions and Remodelling - Code, if floor area is not increased by more tha	6D		trees. Front parking area to be screened by landscaping.	
	200 sq. ft. and total does not exceed 2,400 sq. ft.		Procedures	Application; Action of Director; Notice; Project Permit Review; Appeals to City Planning Commission; Appeals to City	8E
Grading	Landform grading where in excess of 1,000 cubic yards.	6E		Council; Fees.	
Landscaping	Xeriscape requirements; Landform planting on graded slopes; Fire safety; Relocation or removal of native or significant trees.	6F	010MW(032095)		



MOUNT WASHINGTON/GLASSELL PARK SPECIFIC PLAN Ordinance No. 168,707 Effective May 10, 1993

An ordinance establishing a Specific Plan for the Mount Washington/Glassell Park Community.

WHEREAS, the Northeast Los Angeles Community Plan, a part of the Land Use Element of the General Plan of the City of Los Angeles, seeks to create an environment with diversity, balanced growth, identity, and historical continuity; to encourage the preservation and enhancement of the community's varied and distinctive residential character; to preserve, maintain and improve existing, stable single-family residential neighborhoods; and in hillside residential areas, to limit land use intensities and population densities to those which can be accommodated by the transportation system, public service facilities, utilities and topography; and

WHEREAS, the Mount Washington and Glassell Park community is characterized by distinctive hills and canyons; mature and native vegetation and wildlife habitats; natural open space and panoramic vistas; and pedestrian walking trails opportunities, all worthy of preservation; and

WHEREAS, Mount Washington Drive and San Rafael Avenue provide opportunities for scenic views of the City and the surrounding mountains and natural canyon vegetation; and

WHEREAS, some single-family residential development in recent years has been inconsistent in significant respects with the scale and character of the community's hillside terrain, rustic nature, architectural diversity; and

WHEREAS, many public hillside streets have narrow widths or do not meet present City design or dedication standards, thus creating adverse impacts on public safety, vehicular access, circulation and the availability of off-street parking; and

WHEREAS, some multi-family residential development in recent years has been distinguished by a scale and character that have impinged upon the privacy, light and ventilation, usable open space and visual quality for adjoining residential neighborhoods; and

WHEREAS, in order to assure that development proceeds in an orderly fashion and in conformance with the General Plan, it is necessary to adopt the following Specific Plan.

NOW THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. ESTABLISHMENT OF MOUNT WASHINGTON/ GLASSELL PARK SPECIFIC PLAN.

The City Council hereby establishes the Mount Washington/Glassell Park Specific Plan applicable to that area of the City of

Los Angeles as shown within the dashed line on the Specific Plan Map.

Section 2. RELATIONSHIP TO OTHER PROVISIONS OF THE LOS ANGELES MUNICIPAL CODE.

- A. The regulations set forth in this Specific Plan are in addition to those set forth in the Los Angeles Municipal code (LAMC), as amended, and do not convey any rights or privileges not otherwise granted under the provisions and procedures contained therein, except as specifically provided herein.
- B. Wherever this Specific Plan contains provisions which require more or less restrictive front yards, less restrictive height, more restrictive Floor Area Ratios, more restrictive landscaping requirements or other greater restrictions or limitations on development than would be required by the provisions contained in the LAMC Chapter I, the Specific Plan shall prevail and supersede the applicable provisions of the Code.
- C. The procedures for the granting of exceptions to the requirements of this Specific Plan are set forth in LAMC Section 11.5.7.D. In approving an exception to this Specific Plan pursuant to Section 11.5.7.D, the City Planning Commission and the City Council on appeal may simultaneously approve any conditional use under their jurisdiction. Only one fee shall be required for a joint application. An application for an exception to this Specific Plan pursuant to Section 11.5.7.D does not require any additional application pursuant to the provisions of LAMC Section 12.24 B.

Section 3. DEFINITIONS.

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in LAMC Sections 12.03 and 91.0403.

Architectural Design Elements: Shape, type and details of windows, balconies, columns and doors; architectural offsets; exterior or finishing building materials; roof treatments, including roof type, shape and pitch; exterior wall surface treatments; decorative elements; and color.

Building Frontage: The exterior wall of a building or structure which is within a horizontal angle of 45 degrees from any lot line adjoining a public street. A building may have more than one Building Frontage.

Floor Area: Notwithstanding LAMC Section 12.03, Floor Area is that area in square feet confined within the exterior walls of a building of a One-Family Project, including the area of stairways, shafts, covered automobile parking areas and basement storage areas, and excluding uncovered outdoor decks.

Floor Area Ratio: The ratio between the total floor area of all buildings on a lot and the total area of the lot.

Landform Grading Manual: "Planning Guidelines - Landform Grading Manual", prepared by the Department of City Planning and adopted by the Los Angeles City Council, June, 1983, a copy of which is located in Council File No. 82-0557.

Multi-Family Project: Construction, alteration or addition, for which a building permit is required, to any multi-family dwelling or accessory building on a lot in an R2 or less restrictive zone or in any C zone, if the lot is located in whole or in part in the Specific Plan area.

Native Plants: Any (plant) species listed in Phillip A. Munz' "A Flora of Southern California" (or its successor standard reference as adopted by the Director) and identified as indigenous to the Los Angeles area.

Native Trees: Any single trunk Native Plant which measures four inches or more in diameter, four and one-half feet above the ground level at the base of the plant; or any multiple trunk Native Plant which measures 12 inches or more in diameter immediately below the lowest branch; or any plant planted pursuant to a permit to relocate or remove trees. This definition shall not include any plant being grown or being held for sale by a licensed nursery within the Specific Plan area while the plant remains at the nursery, and shall not include street trees.

One-Family Project: Construction, alteration or addition to a one-family dwelling or any accessory building, for which a building permit is required, on a lot located in whole or in part within the Specific Plan area.

Significant Tree: Any tree which measures 12 inches or more in diameter at four and one-half feet above the average natural grade at the base of the tree and/or is more than 35 feet in height.

Usable Open Space: Open areas developed with recreational amenities which are designed and intended to be used for outdoor recreation purposes. Open space areas shall be open to the sky except that a structure may project into the open space by no more than three feet, provided that the projection is at least ten feet above the finished grade or ground level.

Section. 4. PROHIBITIONS.

- A. One-Family Project. No building or grading permit shall be issued for a One-Family Project unless it (1) meets the requirements of Section 6 of this Plan and (2) the Director of Planning or his or her designee has issued a Project Permit pursuant to Section 8 of this Ordinance for the Project.
- B. Multi-Family Project. No building or grading permit shall be issued for a Multi-Family Project unless it (1) meets the requirements of Section 7 of this Plan and (2) the Director of Planning or his or her designee has issued a Project Permit pursuant to Section 8 of this Ordinance for the Project.

C. No person shall alter, add or construct a building or structure on a lot in the Specific Plan area pursuant to a building permit issued prior to the effective date of this ordinance unless a vested right has accrued prior to the effective date of this Ordinance. For purposes of this Ordinance, a vested right shall be deemed to have accrued when construction pursuant to the building permit has proceeded to a point at which an authorized Department of Building and Safety employee has approved the foundation. This foundation approval must occur after the excavation for footings and footing forms is complete and required reinforcing steel are in place, and concrete is subsequently poured.

Section 5. EXCEPTIONS.

- A. The provisions of this Specific Plan shall not apply to construction for which a building permit is required:
 - To comply with an order issued by the Department of Building and Safety for the repair of an unsafe or substandard condition; or
 - To replace, restore or remodel a building provided that the Project does not increase the height, floor area, occupant load, number of dwelling units or number of guest rooms of the original building or structure.
- B. The provision of this Specific Plan shall not apply to a Project for which (1) architectural and structural plans sufficient for a complete plan check were accepted by the Department of Building and Safety on or before August 4, 1992; (2) a plan check fee was collected on or before August 4, 1992; and (3) no subsequent changes are made to those plans which increase the height, floor area, or occupant load by more than three percent.
- C. The provisions of this Specific Plan shall not apply to an addition to an existing one-family dwelling, so long as the total cumulative Floor Area of all additions made after August 4, 1992 does not exceed 200 square feet and the height of the addition does not exceed the height of the existing building or the height permitted in Section 6.

Section 6. ONE-FAMILY PROJECT STANDARDS.

One-Family Projects must meet the requirements of this Section, as determined by the Department of Building and Safety.

Interior remodelling which does not result in an increase in Floor Area shall not be subject to these requirements.

- A. Floor Area. Notwithstanding LAMC Section 12.21, no building or structure shall exceed the Floor Area Ratio based on the formulas below:
 - For lots less than 5,000 square feet in size, the maximum Floor Area Ratio is 0.5:1 (0.50 times the lot area).

For lots greater than or equal to 5,000 square feet in size, but less than 10,000 square feet in size, the maximum Floor Area Ratio shall be determined by using the following equation:

 For lots greater than or equal to 10,000 square feet in size, but less than 15,000 square feet in size, the maximum Floor Area Ratio shall be determined by using the following equation:

4. For lots greater than or equal to 15,000 square feet in size, but less than 20,000 square feet in size, the maximum Floor Area Ratio shall be determined by using the following equation:

 For lots greater than or equal to 20,000 square feet in size, the maximum Floor Area Ratio is 0.27:1 (0.27 times the lot area).

B. Building Height.

- Notwithstanding LAMC Sections 12.21 A 17 (c) and 12.21.1 to the contrary, no building or structure shall exceed 45 feet in height.
- 2. Building Stepbacks. Notwithstanding the above, within six feet of the front lot line, no portion of a building or structure, including any retaining wall, shall exceed a height of 15 feet, and between six and 12 feet of the front lot line, no portion of a building or structure, including any retaining wall, shall exceed a height of 24 feet above the street curb elevation at the centerline of the front lot line. If the adjacent street does not have curbs, then height shall be measured from the lowest grade adjacent to the exterior wall of the building.
- C. Prevailing Front Yards. Notwithstanding LAMC Section 12.21 A 17 (a), a front yard shall be provided which is equal to the average depth of the front yards for lots along the same right-of-way for a distance of 200 feet on either side of the side lot lines of the lot on which the dwelling is located. In determining the prevailing front yard, the calculations shall include the measurements between the front lot line and the main building located closest to the street; but excluding: (1) 20 percent of the lots with the largest and 20 percent of the lots with the smallest existing front yards; (2) existing vacant lots; and (3) all lots which do not provide the required parking spaces in accordance with LAMC Section 12.21 A 4 (a).

This requirement shall not apply where a driveway cannot be created in accordance with LAMC Section 12.21 A 5 (g) without building a retaining wall or other structural wall of more than five feet in height measured from the natural grade, or where there are not at least two remaining lots to

use for the calculation. In those cases, the front yard shall be as required in the applicable LAMC Sections.

- D. Off-Street Automobile Parking Requirements for Additions and Remodelling. Notwithstanding LAMC Section 12.21 A 17 (h), the parking space requirements for any addition to or remodeling of an existing One-Family Project which does not increase the total Floor Area by 200 square feet or more and for which the total Floor Area does not exceed 2,400 square feet shall be as required in LAMC Section 12.21 A 4 (a).
- E. Public Health and Safety. The Department of Building and Safety shall review all grading in excess of 1,000 cubic yards for compliance with the "Planning Guidelines for Landform Grading Manual." However, it is the primary intent of this provision to place safety in grading above all other considerations. Therefore, it is recognized that certain areas of observed geologic hazard or potential problems are best mitigated by more conventional grading methods utilizing linear-shaped slopes to best complement the required stabilization devices.
- F. Landscaping and Preservation, Relocation, and Removal of Native and Significant Trees.
 - Xeriscape Requirements. The xeriscape requirements of the Xeriscape ordinance shall be applicable to One-Family Projects within the Specific Plan area. All fee and application submittal requirements identified in the Xeriscape ordinance shall also be applicable to One-Family Projects.
 - 2. Landform Planting Design. To the extent feasible, as determined by the Department of City Planning, the type and placement of landscape materials on graded slopes shall conform to the standards set forth in the Landform Grading Manual, unless the Department of Building and Safety determines it to be in conflict with the provisions of Divisions 29 and 70 of Article 1 of Chapter IX of the LAMC.
 - Fire Safety. The provisions of this section shall not require any planting in violation of applicable fire safety regulations.
 - 4. Relocation and Removal. No Native Tree or Significant Tree may be relocated or removed except as provided in Article 7 of Chapter I or Article 6 of Chapter IV of the LAMC or unless a Project Permit is obtained pursuant to Section 8 of this Plan. Removal shall include any act which will cause a Native or Significant Tree to die, including but not limited to acts which inflict damage upon the root system or other part of the tree by fire, application of toxic substances, operation of equipment or machinery, or by changing the natural grade of land by excavation or filling dripline area around the trunk, or by changing the local drainage pattern, either inside or outside the dripline, such that it significantly affects the amount of water that reaches the tree roots.

Section 7. MULTI-FAMILY PROJECT STANDARDS.

No building or grading permit shall be issued for any Multi-Family Project on a lot in an R2 or less restrictive zone or in any C zone within the Specific Plan area, unless it has received a Project Permit pursuant to Section 8 of this Plan and it meets the requirements of this section. The requirements of this section shall not apply to interior remodelling which does not add floor area (as defined in LAMC Section 12.03) to the existing building or structure.

- A. Fences and Walls. Notwithstanding LAMC Section 12.22 C 20 (f), fences and walls may be located along all lot lines, provided that the following standards are met:
 - Side Yards, Rear Yards and Other Open Spaces. No fence or wall within the required side yard or rear yard or any other fence or wall bordering an individual patio area shall exceed six feet in height.

Within the front yard, the height of a fence or wall shall be subject to the limitations in the LAMC for the underlying zone.

- Notwithstanding the above, a minimum six-foot high solid wall shall be constructed along any lot line abutting a one-family dwelling use.
- B. Refuse and Other Storage. Open areas devoted to refuse or other storage shall not be located within 15 feet of a residential use or a residentially-zoned lot unless a buffer is provided for protection against noise, odor or debris impacts. A buffer shall consist of a minimum six-foot high solid wall enclosure with an attached tight-fitting metal-clad door or gate. Storage areas shall be protected by six-inch concrete curbing or other suitable barriers.

Section 8. PROJECT PERMITS.

- A. Authority. The Director of Planning, or his or her designee, shall have the authority to approve, disapprove or approve with conditions Project Permits for One-Family Projects and for Multi-Family Projects within the Mount Washington/Glassell Park Specific Plan area. Conditions may be imposed if the Director finds the conditions necessary to make the findings required in this Section. An approval or disapproval of a Project Permit application by the Director, or his or her designee, shall be appealable to the City Planning Commission, and any action of the City Planning Commission on an appeal or as a result of transferred jurisdiction shall be appealable to the City Council.
- B. One-Family and Multi-Family Projects.
 - Approval of Relocation/Removal of Native or Significant
 Trees
 - In addition to the required findings in Subsections C and D below, in approving a Project Permit for a One-Family Project or for a Multi-Family Project, the Director, or his or her designee, the City

Planning Commission or the City Council on appeal shall find that:

- It is necessary to remove the Native or Significant Tree because its continued existence at that location prevents the reasonable development of the subject property; and
- 2) The removal of the Native or Significant Tree would not result in undesirable, irreversible soil erosion through diversion or increased flow of surface waters which cannot be mitigated to the satisfaction of the Department of City Planning.
- b. In the event that the Director determines that a Native or Significant Tree may be removed or relocated, the Director shall require that a replacement tree be provided on the subject property. These replacement trees shall have a minimum trunk diameter of two inches and a height of eight feet at the time of planting. Each replacement tree planted on a slope shall be a minimum of 15 gallons in size and shall be surrounded by Native Plants according to xeriscape and landform planting specifications. Replacement trees on substantially level grades shall be no smaller in diameter, measured 12 inches above the ground, than the trees removed, except that no trees larger than 24-inch box size shall be required.
- 2. Project Permit Approval to Determine No Dripline Interference. In approving a Project Permit for a One-Family Project or a Multi-Family Project, the Director of Planning shall determine that neither the proposed grading nor other construction activity will occur within the driplines of a Native or Significant Tree. If digging of trenches within the dripline is absolutely necessary for the installation of utilities, hand tools or small hand-held power equipment shall be used to avoid cutting roots.

C. One-Family Projects.

Design Variation. In approving a Project Permit for a One-Family Project, the Director, or his or her designee, the City Planning Commission or the City Council on appeal shall find that the Architectural Design Elements of the front and rear building elevations vary from the adjacent buildings.

This determination shall be based on design guidelines which include, but are not limited to, the following:

- Articulation of facades with Architectural Design Elements, including shape, type, details and the location of windows, doors, columns, and balconies;
- Modulation of facades by offsetting portions of the facade from the remainder of the facade, or curves, insets and transparent openings; and
- 3. Variety of roof treatments, including roof type, shape and pitch.

- D. Multi-Family Projects. In approving a Project Permit for a Multi-Family Project, the Director, or his or her designee, the City Planning Commission or the City Council on appeal shall find that the proposed Project meets the following requirements:
 - Building Facade Modulation. No exterior wall of a building or structure shall exceed 30 linear feet extending horizontally along the front or rear of a structure without a change in plane of at least three feet in the exterior wall surface for a horizontal distance of five feet. The facade may be modulated with porches, balconies, window treatments, recessed windows, curves, openings or architectural features.
 - Usable Open Space. Open space for active and passive recreational purposes shall be provided on the subject site as follows:
 - a. A minimum of 100 square feet of Usable Open Space, as defined by Section 3 of this Specific Plan, located approximately at ground level shall be provided for each dwelling unit. Automobile parking areas, driveways and the required front yard area shall not be included as open space.
 - Pedestrian access ways, building separations, courtyards, etc. (with an average of 20 feet in width and no less than 15 feet in width at any point) and side and rear yard areas (which are at least 15 feet in width) may be included as Usable Open Space, provided these areas are landscaped or improved for recreational use to the satisfaction of the Director. Stairs are not Usable Open Space.
 - 2) A private patio or enclosed yard (located at ground level or at the lowest level with a habitable room) which is part of a dwelling unit may be included as Usable Open Space, if it has a minimum area of 150 square feet and each side has a minimum dimension of eight feet.
 - Notwithstanding the definition of Usable Open Space, recreation rooms may be included as open space but may not count for more than 10 percent of the total required open space area.
 - Each common open space area (for use by more than one dwelling unit) including recreational rooms shall be a minimum of 400 square feet.
 - A maximum of 50 percent of the common Usable Open Space may consist of hardscape features, such as swimming pools, spas, walkways, patios, courts, fountains and barbecue areas.
 - Common rooftop open space areas are not counted towards the required open space.

c. Common open space areas shall incorporate recreational amenities such as swimming pools, spas, picnic tables, benches, sitting areas, etc., to the satisfaction of the Department of Planning. Amenities that meet the Department of Recreation and Parks specifications pursuant to LAMC Section 17.12 F may be credited against fees required pursuant to LAMC Section 12.33.

3. Landscaping.

a. Open Areas. The entire front yard and all open areas not used for buildings, driveways, covered automobile parking areas, recreational facilities, or walkways shall be landscaped.

A minimum of 50 percent of the Usable Open Space shall be landscaped. All landscaped areas shall include at least one 24-inch box tree for every three dwelling units.

An automatic irrigation system shall be provided for all required landscaped areas.

- b. Surface Parking. In addition to the requirements above, at least one 24-inch box shade tree shall be planted for every four uncovered surface automobile parking spaces. The trees shall be dispersed within the automobile parking area so as to shade the uncovered surface automobile parking area and shall be protected by curbing or other suitable measures, to the satisfaction of the Department of City Planning. An automatic sprinkler system shall be installed to water the trees.
- c. In lieu of planting trees within the uncovered automobile parking area, the applicant for a building permit may pay the cost (as required by the Bureau of Street Maintenance) for the purchase, planting and maintenance of the equivalent number of trees to be placed in the public right-of-way adjacent to the multi-family dwelling units.
- d. Automobile parking areas or garage structures adjoining the front yard, front lot line or building frontage shall be visually screened by landscaped berms, landscaping elements at grade or with permanent planters. The wall of planters may be no more than two feet in height above finished grade.
- e. The provisions of this subsection shall not require any planting in violation of applicable fire safety regulations.
- Stairwell Treatment. Exterior stairwells shall be integrated with the predominant Architectural Design Elements of the main building.

E. Procedures.

1. Application.

- a. An application for a Project Permit for a Multi-Family Project shall consist of a request for determination, together with plot plans and elevations for the Project, a survey of all trees on the lot or lots, a radius map showing all existing land uses within a 500-foot radius of the Project, two sets of mailing labels listing property owners of all lots within a 300-foot radius of the Project and color photos of all structures on adjacent sites.
- b. An application for a Project Permit for a One-Family Project shall consist of a request for determination, together with plot plans and elevations for the Project, a survey of all trees on the lot or lots, a map showing all existing land uses on abutting lots and lots along the same right-of-way for a distance of 200 feet on either side of the side lot lines of the Project, two sets of mailing labels listing property owners of all lots abutting, across the street or alley from or having a common corner with the Project.
- c. An application shall be filed at the public counter of the Department of City Planning. An application shall not be considered complete unless and until the form has been properly completed, all required information has been provided and the fee (as set forth in Subsection H below) has been paid.

2. Action of Director.

- a. The Director of Planning, or his or her designee, shall make a determination within 20 working days from the date of the filing of a complete application and payment of the applicable fee. This time limit may be extended by mutual agreement of the applicant and the Director.
- b. If the Director or his or her designee fails to make a determination within the prescribed time period, the applicant may file a request for a transfer of jurisdiction to the City Planning Commission for a determination on the original application, in which case the Director shall lose jurisdiction. Such request shall be filed in the public office of the Department of City Planning. Thereupon, the request and the Department file shall be transmitted to the Commission. The Commission shall make a determination on the application pursuant to the provisions of this Plan.

3. Notice.

a. The applicant shall post a "Notice of Intent" for each Project Permit application submitted pursuant to this Plan. The applicant shall post the notice in a conspicuous place on the subject property, within five days after the application has been filed with the Department of City Planning and fees have been paid.

- b. The notice shall be on a form prescribed by the Director of Planning and shall be legible to the public from the adjacent right-of-way, and shall include the applicant's name, and a description of the proposed Project and the Project Permit application number supplied by the Department of City Planning.
- c. The applicant shall file a declaration with the Department of City Planning within five days after notice has been posted in accordance with this subsection.

4. Project Permit Review.

- a. The Director, or his or her designee, in making a determination to approve or disapprove a Project Permit application for a One-Family Project, shall review the proposed project in relation to all buildings located on adjacent lots and lots along the same right-of-way for a distance of 200 feet in each direction.
- b. The approval or disapproval of a Project Permit for all projects shall include written findings in support of the decision. A copy of these findings and the decision shall be mailed to the applicant, to the Councilmember in whose District the project is located, and to any other interested persons upon written request. If the Director approves the Project Permit, that approval shall be indicated on the building permit application.

F. Appeals to the Planning Commission.

- 1. An appeal of a Project Permit determination by the Director may be made to the City Planning Commission within a period of 15 days from the date on which a notice of determination was mailed. The appeal shall be in writing, shall be filed in a public office of the Department of City Planning on forms provided for that purpose and shall be accompanied by the applicable fees. An appeal shall not be considered as having been filed unless and until the appellant has properly completed the form, submitted all information required by it and paid the fee.
- For a Multi-Family Project, notice of the hearing shall be mailed to the applicant, the appellant, and the Councilmember of the District in which the property is located, the Director, all persons within a 300-foot radius of the Project, and anyone requesting notice of the appeal in writing.

For a One-Family Project, notice of the hearing shall be mailed to the applicant, the appellant, and the Councilmember of the District in which the property is located, the Director, property owners of all lots abutting, across the street or alley from or having a common corner with the Project, and anyone requesting notice of the appeal in writing.

3. A hearing examiner shall hear the appeal for the Commission and submit a report to the Commission within 30 days after the expiration of the 15-day appeal period, unless the applicant and the Director of Planning mutually consent to an extension of time not to exceed 30 days. The City Planning Commission shall make its determination by its second meeting after submission of the report by the hearing examiner. The Commission may sustain, reverse, impose conditions, or otherwise modify any determination of the Director. The City Planning Commission shall make findings in support of its determination as set forth in Subsections B, C and D above. If by the end of the time limit specified in this section, or at the end of any extension of time agreed on pursuant to this section, the Commission fails to act, the appeal shall be deemed denied, the decision from which the appeal was taken shall be deemed affirmed and an appeal therefrom may be taken to the City Council. Notice of the Commission's action shall be mailed to the applicant, the appellant, the Councilmember of the District in which the Project is located, the Director and any other person requesting notification in writing.

G. Appeals to the City Council.

- 1. An appeal of an action on a Project Permit by the City Planning Commission may be made to the City Council within a period of 15 days from the date on which a notice of the Commission's determination was mailed or from its failure to act. The appeal shall not be considered as having been filed unless and until the appellant has properly completed the form, submitted all information required by it and paid the fees. The completed appeal form and file shall then be transmitted to the City Clerk to be set for hearing before the City Council.
- 2. Notice of the hearing shall be mailed to the applicant, the appellant, and the Councilmember of the District in which the property is located, all persons requesting notice of the appeal in writing, the Director and the City Planning Commission. Notice of the hearing shall be mailed not less than 14 days prior to the date of the hearing. The City Council shall hear the appeal within 30 days after the expiration of the 15-day appeal period unless the applicant and the City Council consent to an extension of time not to exceed 30 days.
- 3. The City Council shall make its determination within seven days after the conclusion of the hearing. It may sustain, reverse, impose additional conditions or otherwise modify a determination or ruling of the Planning Commission, or the Director if the Commission failed to act and shall make findings as set forth in Subsections B, C and D above supporting its determination. The reversal, imposition of additional conditions or modification of determinations or rulings

may be made upon a two-thirds vote of the entire City Council. If at the end of the time specified in this section or at the end of any extension of time agreed upon pursuant to this section, the City Council fails to act, the appeal shall be deemed denied and the decision below affirmed. Notice of the determination shall be mailed to the applicant, the appellant, the Councilmember of the District in which the Project is located, the Director of Planning and any other person requesting notification in writing.

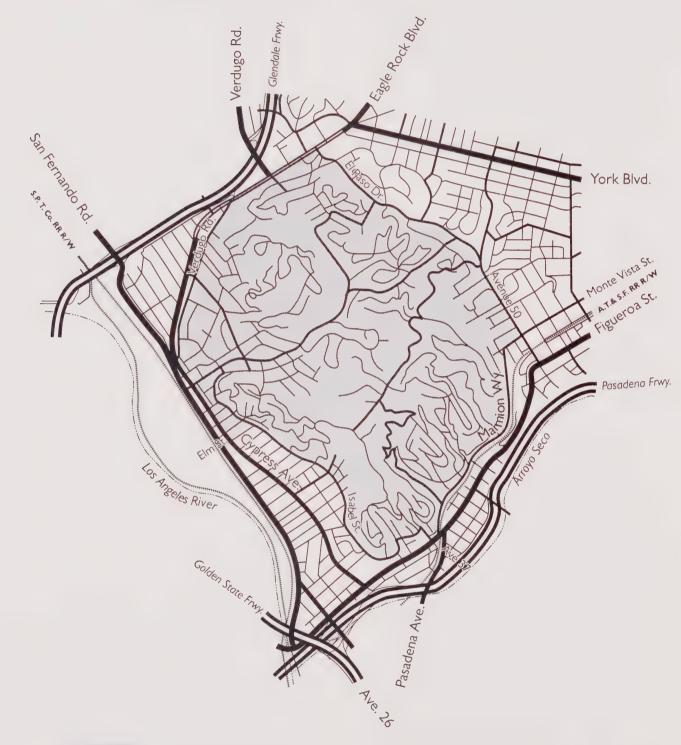
H. Fees. The application fee for the Project Permit shall be \$250.00. The fee for filing an appeal with the City Planning Commission or the City Council shall be \$125.00. A City Councilmember who files an appeal need not pay any fee.

Section 9. SEVERABILITY.

If any provisions of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other Specific Plan provisions, clauses, or applications which can be implemented without the invalid provision, clause, or application and, to this end, the provisions and clauses of this Specific Plan are declared to be severable.

010MW(022295)

Mount Washington/Glassell Park Specific Plan



Specific Plan Area



MOUNT WASHINGTON/GLASSELL PARK SPECIFIC PLAN Ordinance No. 168,707 Effective May 10, 1993

ADMINISTRATIVE RESPONSIBILITIES

Applicant

The applicant shall file an application for a Project Permit, including all required exhibits. (8E)

Department of Building and Safety

The Department of Building and Safety shall administer floor area, building height, prevailing front yard, and parking and grading requirements for one-family projects, and fence, wall, refuse and other storage requirements for multi-family projects. (6,7)

Director of Planning

The Director of Planning shall make the determination on an application for a Project Permit, making findings regarding architectural design elements of front and rear elevations for one-family projects; building facade modulation of front and rear elevations for multi-family projects; and relocation or removal of native or significant trees for all projects. (8A-D)

City Planning Commission/City Council

The City Planning Commission shall make the determination on an appeal of the determination of the Director of Planning, considering the report on the public hearing by a hearing examiner; and the City Council shall make the determination on an appeal of the determination of the City Planning Commission. (8F-G)

010MW(030195)



ORIGINAL COMMUNITY PLAN STAFF

DEPARTMENT OF CITY PLANNING

Calvin S. Hamilton, Director of Planning Kei Uyeda, Deputy Director of Planning Glenn F. Blossom, City Planning Officer

COMMUNITY PLANNING AND DEVELOPMENT DIVISION

Arch D. Crouch, Principal City Planner G. David Lessley, Senior City Planner

PROJECT STAFF

Raul M. Escobedo, City Planner, Project Manager James M. Yoshinaga, City Planner John J. Parker, City Planner* Frank F. Parrello, City Planning Associate, Project Coordinator John I. Tomita, City Planning Associate*

GRAPHICS

Gene Wolfe, Graphics Supervisor Phil Watson, Senior Data Illustrator Richard V. David, Layout and Design Oliver Baker, Senior Cartographer Walter J. Gibson, Cartographer George V. Lopez, Cartographer Mason Dooley, Photography

COLORADO BOULEVARD SPECIFIC PLAN

DEPARTMENT OF CITY PLANNING

Con Howe, Director of Planning Robert H. Sutton, Deputy Director

NEIGHBORHOOD PLANNING DIVISION

G. David Lessley, Principal City Planner Lourdes Green, Senior City Planner Daniel Scott, City Planner Fernando Tovar, Planning Assistant

MOUNT WASHINGTON/GLASSELL PARK SPECIFIC PLAN

DEPARTMENT OF CITY PLANNING

Con Howe, Director of Planning Robert H. Sutton, Deputy Director

NEIGHBORHOOD PLANNING DIVISION

G. David Lessley, Principal City Planner Lourdes Green, Senior City Planner Daniel Scott, City Planner Fernando Tovar, Planning Assistant

GRAPHICS

Joyce O'dell, Cartographer

^{*}Former Project Staff

